

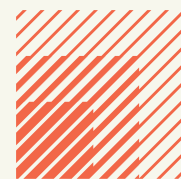


6 New Parade

East Wittering, West Sussex, PO20 8EA

TO LET

64 sq. m. (691 sq. ft.)



**HELLIER
LANGSTON**

www.hlp.co.uk

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Retail Premises With Residential Accommodation

Description

New Parade is a 1960s block of seven retail units with residential accommodation over. There is a customer car park to the front.

Unit 6 is a ground floor, open plan, lock up shop with a single WC and loading doors to the rear. The rear estate road offers access, via a communal stairwell and walkway, to the self-contained first floor flat, and to the single garage allocated to the property.

Rent

£19,000 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available on a new full repairing and insuring lease for a term to be agreed.

Rateable Value

Shop and premises - £11,000.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

6 & 7 New Parade - Rating B27.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Accommodation	sq. m.	sq. ft.
Ground Floor	64	691

First Floor Flat - a two bedroom flat with living room, bathroom and kitchen.

Outside there is a lock-up garage.

VAT

All prices quoted are exclusive of VAT. The property is not registered for VAT.

Service Charge

A service charge is payable for the maintenance of the communal areas of the estate and for the maintenance of the parts of the building held in common.

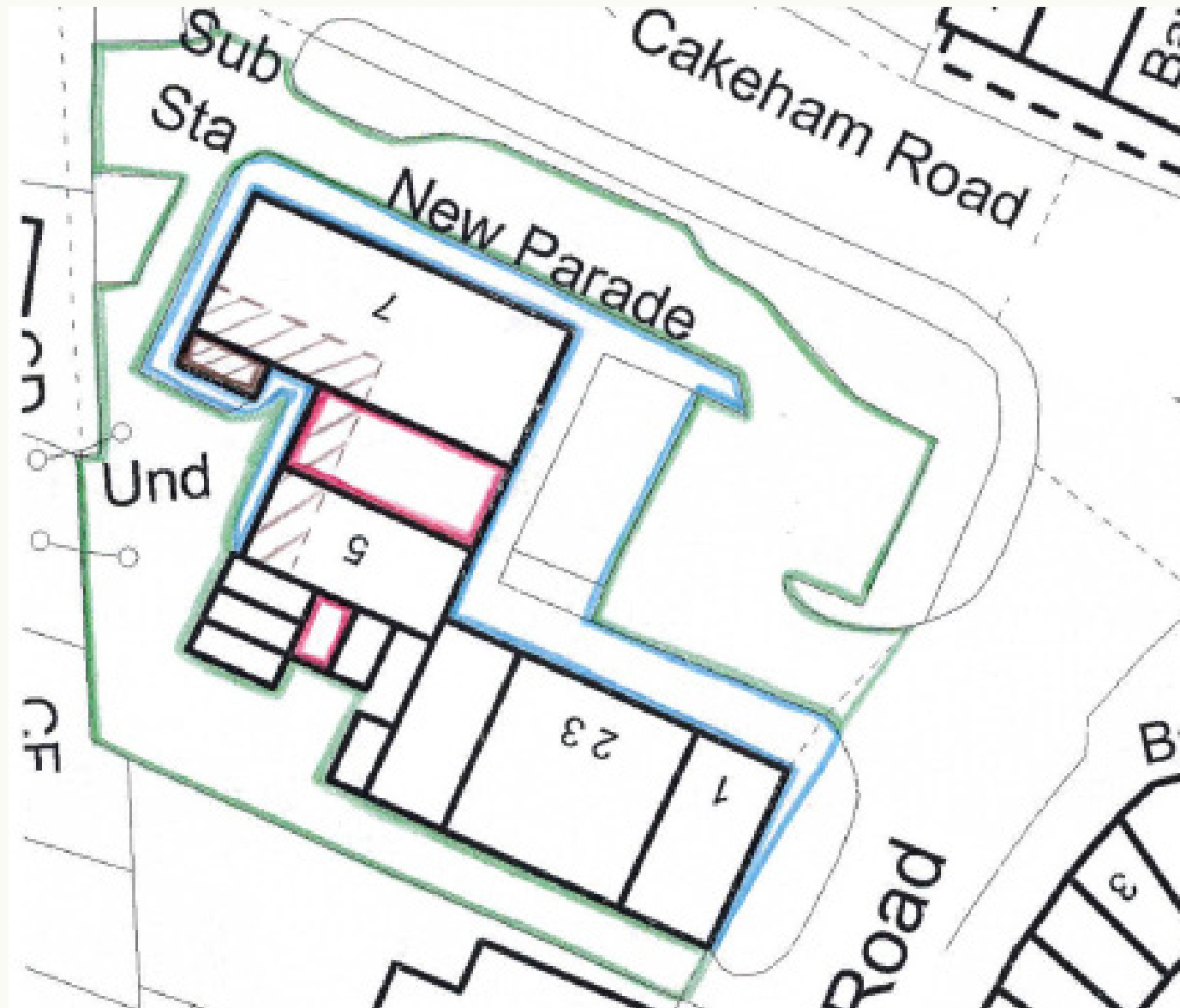
Code of Leasing Business Premises

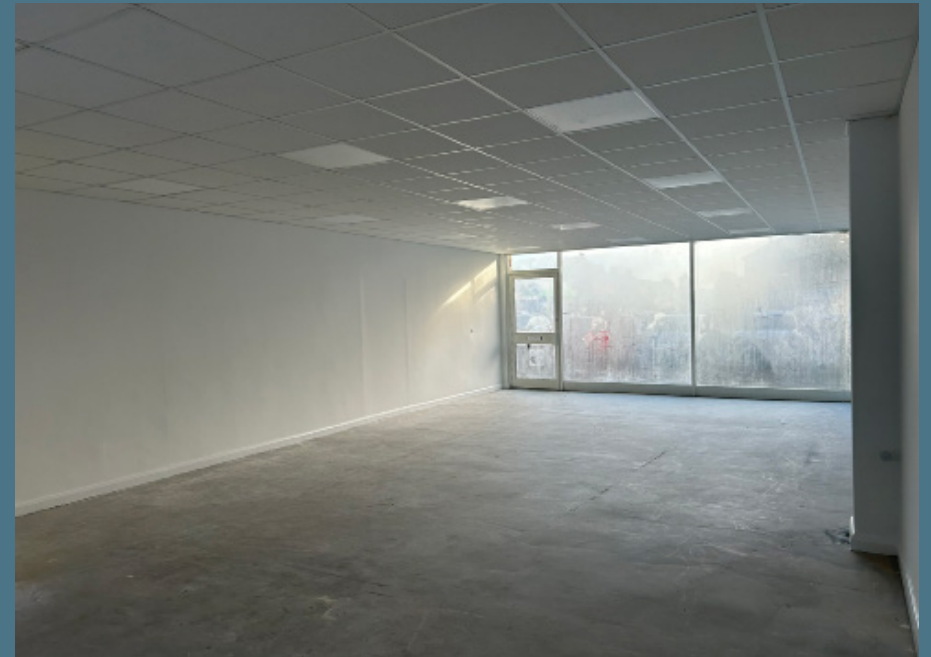
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Retail Premises With Residential Accommodation

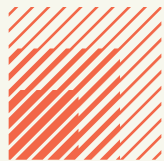
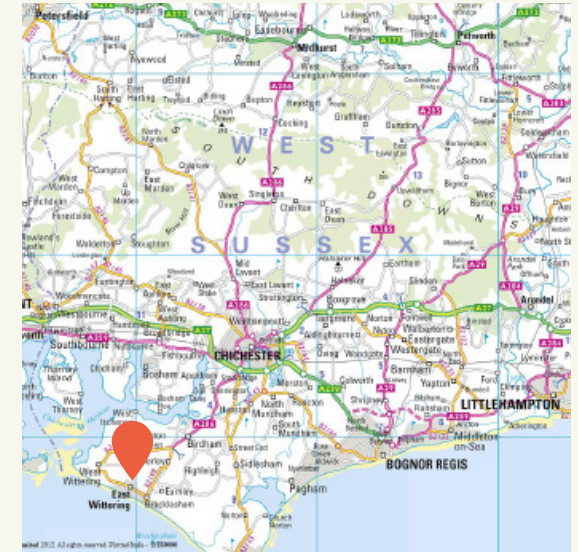
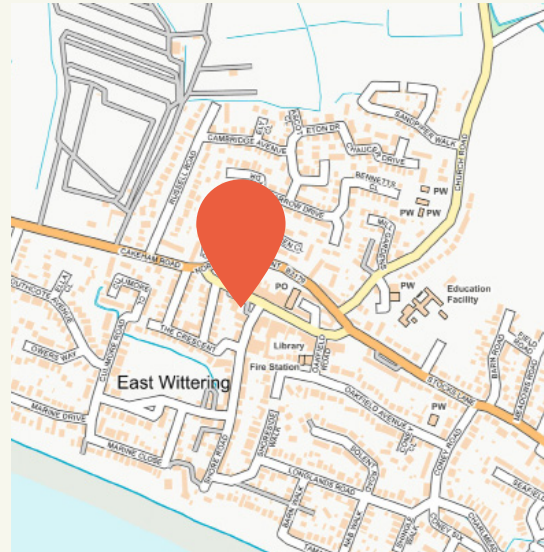




Location

The premises are prominently situated in a parade of shops in the heart of this busy village centre. East Wittering is approximately 8 miles south of Chichester.

East Wittering has a population of approximately 6,000 which increases considerably in the Summer with holiday visitors as it is a popular coastal area. Occupiers in the village include a mix of independent retailers alongside Boots, Tesco and Co-op.



HELLIER LANGSTON

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Strictly by appointment with sole agents Hellier Langston.