

412 SQ FT (38.27 SQ M)

LOCK-UP SHOP TO LET – RENT £100 PW EXCLUSIVE
QUICK OCCUPATION AVAILABLE



100% SMALL BUSINESS RATES RELIEF AVAILABLE

9 THE PARADE
PAGHAM
WEST SUSSEX
PO21 4TW

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Pagham is a semi-rural coastal village, situated approximately 4 miles to the west of Bognor Regis. The subject property is located within Pagham's principle community shopping area; a Google Street View of The Parade can be viewed through Google Maps by typing in the property's postcode PO21 4TW

ACCOMMODATION (NET INTERNAL AREA)

Ground Floor 412 sq ft (38.27 sq m)

The accommodation currently offers an open plan retail area with ancillary storage and WC to the rear. The property benefits from rear access for loading and unloading goods.

RENT

£5,200 per annum exclusive, payable monthly in-advance by bank Standing Order.

TERMS

The shop is available to let on an easy-to-read Law Society Business Lease for a term to be agreed with the Tenant being responsible for all internal maintenance and decoration. A deposit equivalent to 3 months' rent will be required.

SERVICE CHARGE

A service charge is payable for the maintenance of common areas and upkeep of the estate. The charge principally covers buildings insurance, estate management fees, accountancy, all external repairs and maintenance, lighting to common parts, annual health and safety inspections, all mowing and gardening maintenance to pathways, parking area and landscaping. The approximate charge payable is currently £235.00 per quarter.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £6,600. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £2,851.20. There is a 100% Small Business Rates Relief available on the current assessment. Interested parties are advised to Arun District Council Rates Department to verify the above figures or alternatively, this information is available on-line through GOV.UK www.gov.uk/find-business-rates

PLANNING

We understand the property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Permitted uses within this Class allow multiple business uses, including leisure, offices and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Class E or alternatively, this information can be accessed on-line through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

ENERGY PERFORMANCE RATING

The property has been assessed and graded a Band C (58) energy performance rating. A certificate can be made available by email on request or downloaded on-line from GOV.UK website portal.

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS

Henry Adams Commercial **www.henryadams.co.uk/commercial**

CONTACT

Andrew Algar - Head of Commercial Property

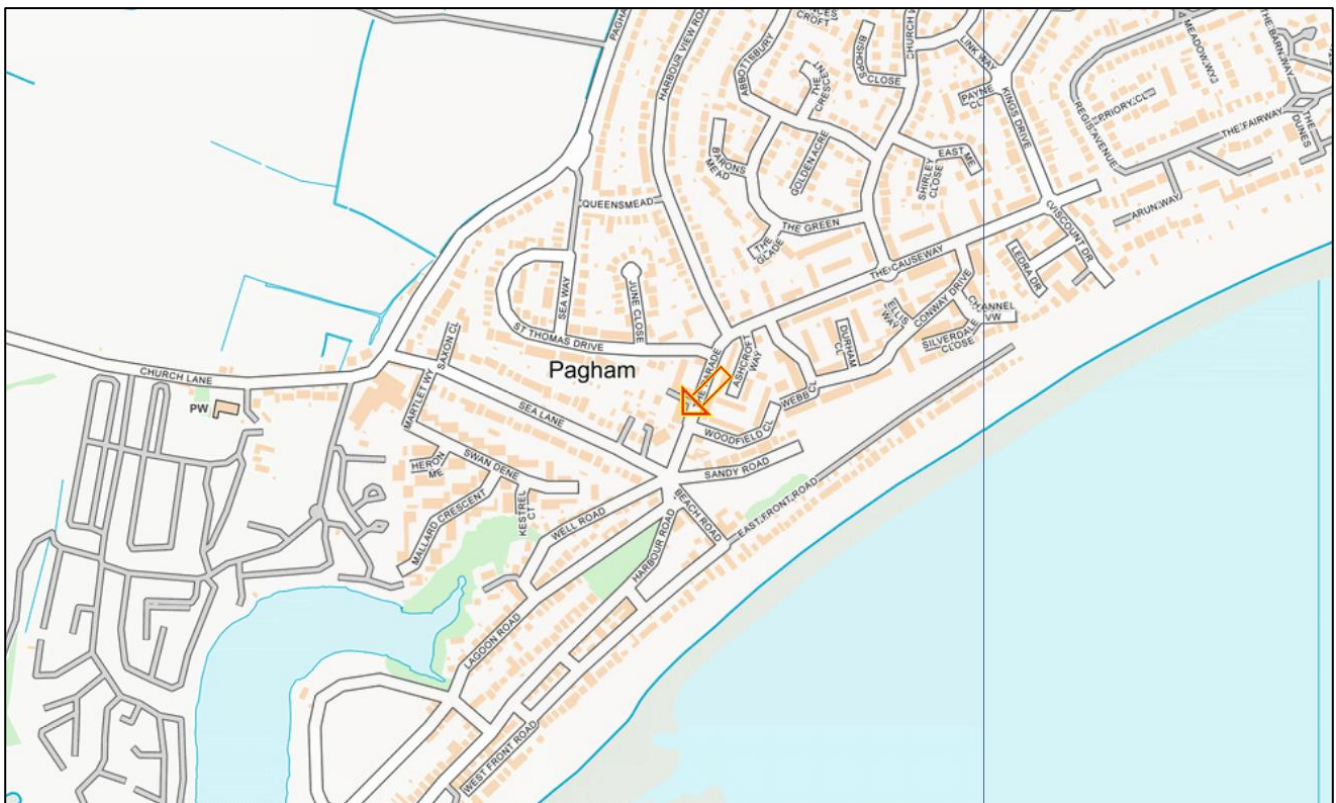
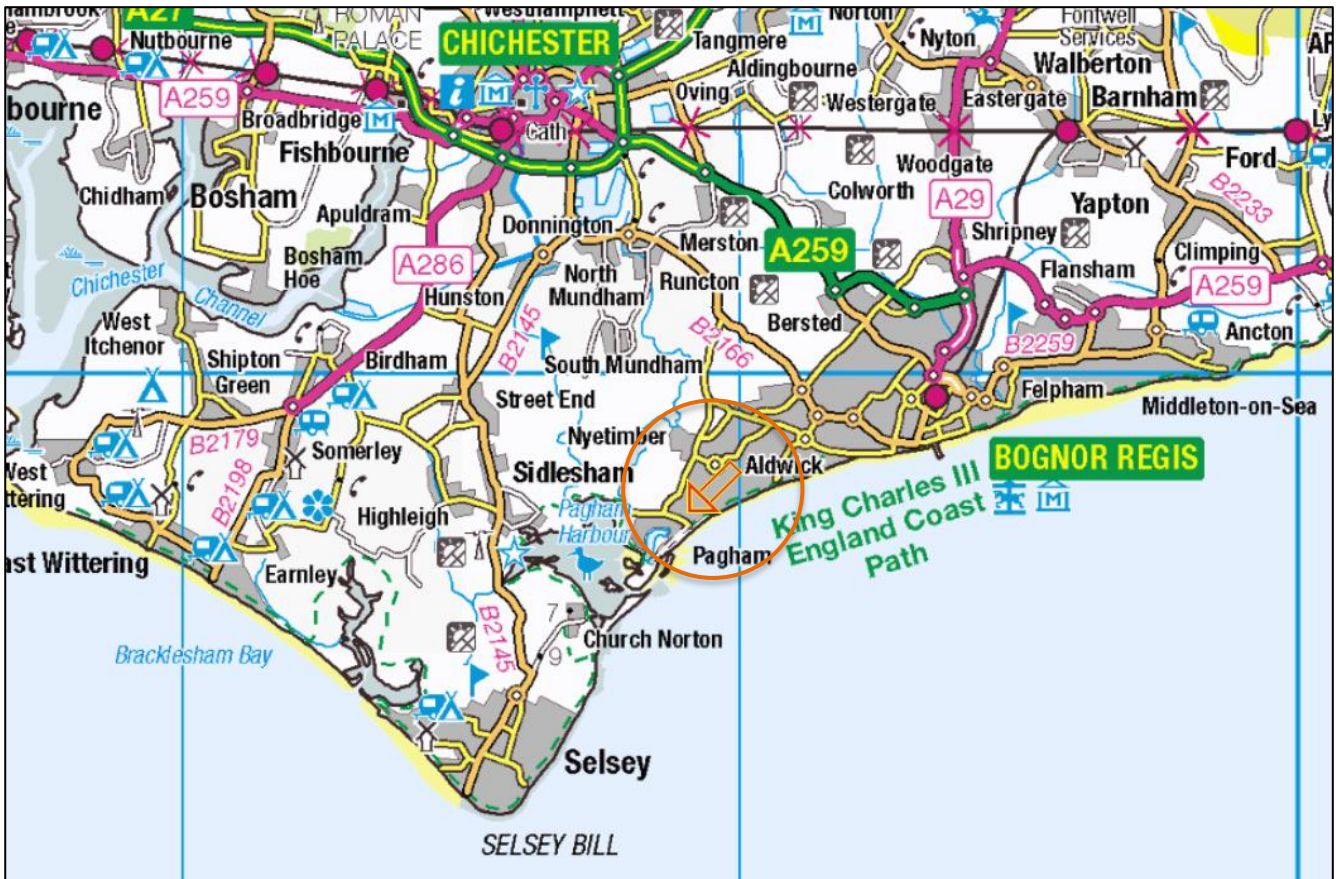
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LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.