



**TO LET**  
**£6,000 PAX**

**10 The Parade, Pagham PO21 4TW**

- Ground Floor Shop
- EPC: D 86
- 375 sq ft (34.83 sq m)

### LOCATION

The property is situated in an established parade of shops in Pagham.

the parade is a short distance from Pagham Beach.

Nearby occupiers include, Premier, Pagham Harbour dental practice, unique Boutique, A1 Barber shop & coop funeralcare.

### DESCRIPTION

The premises is currently arranged with a main retail area, at the rear of the property is a storage room, WC and rear access.

#### Ground Floor

Retail Space	375 sq ft (34.83 sq m)
Kitchen	37 sq ft (3.4 sq m)
WC	

All measurements are approximate NIA

### BUSINESS RATES

Rateable Value: £6,100

We would recommend any interested parties make their own enquiries as to the Rates Payable. Businesses may be entitled to some small Business Rate Relief, for further details please contact Arun Borough Councils rates department on 01903 737827.

### RENT

Asking rent of £6,000 per annum exclusive.

### LEASE

A new effective full repairing and insuring lease available on terms to be agreed.

### LEGAL FEES

Each side are responsible for their own legal costs

### EPC RATING

**D - 86**

*Copies of the EPC's and Recommendation Reports are available upon request.*

### VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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*We may have included in these particulars details of services and fittings we have seen within the property. Unfortunately, we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective tenants or purchasers are strongly advised to obtain their own independent report on these matters. Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether VAT is chargeable prior to entering into an agreement.*