



CHARLECOTE



CLASS E UNIT
TO LET
46 NORTH ROAD LANCING BN15 9AB

- Prominent North Road Frontage
- Suitable for alternative uses (STNC)
- A27 0.6 miles
- New lease

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



CHARLECOTE

LOCATION

Lancing is a large village in West Sussex located 11 miles (18 km) west of Brighton & Hove, 2 miles (4 km) east of Worthing and 2 miles (4 km) east of Shoreham-by-Sea. Lancing has a resident population of 27,933 (2021 Census).

46 North Road is located in the centre of Lancing in the main retail area with local amenities and public transport links close by.

The A27 linking Lancing with Worthing and Brighton is 0.6 miles to the north.

Lancing railway station is 320m (3 minutes walk) and provides regular services along the South Coast with direct links to Worthing and Brighton with onward services to London & Gatwick Airport.

DESCRIPTION

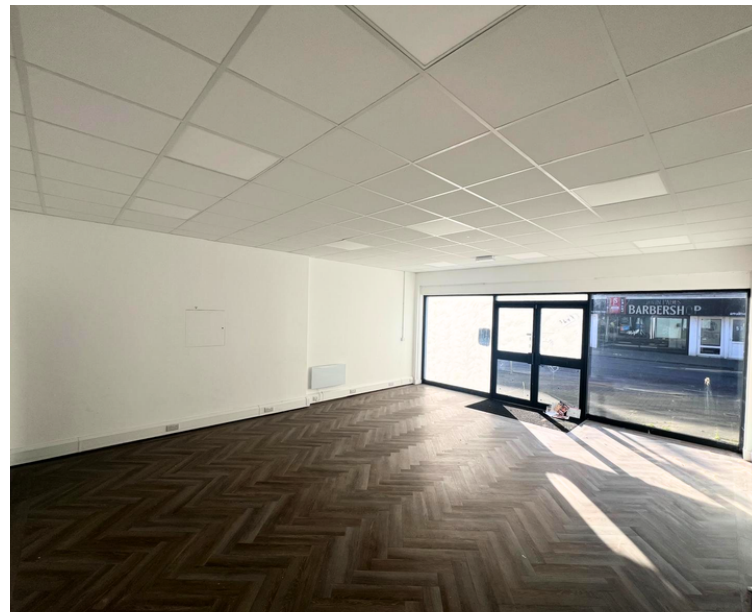
Ground floor Class E unit comprising an open plan sales area with storage/office space and W.C at the rear which can be incorporated into the main sales area.

Amenities include full height glazed frontage, LED recessed lighting, suspended ceilings and wood effect flooring.

ACCOMMODATION	sq ft	sq m
Ground Floor	780	72
All areas are net internal		

NEARBY OCCUPIERS

- TG Jones
- Boots
- GWCA Solicitors
- Rowlands Pharmacy
- Michael Jones
- Age UK
- Poundstretcher
- Royal Mail
- Garretts Convenience Store





C H A R L E C O T E

TERMS

A new lease on terms to be agreed, details on application.

RENT

Offers in the region of £17,000 per annum exclusive

VAT

We are advised that VAT is not chargeable on the rental outgoings.

SERVICE CHARGE

Details on application

RATEABLE VALUE

RV £15,250@49.9 p in the £ (Apr 2026/27).

ENERGY PERFORMANCE CERTIFICATE

Certificate no: 0220-0031-9929-8328-0002,
Energy rating - D, Valid until 21st August 2029

LEGAL COSTS

Both parties legal costs are to be met by the incoming tenant.

A solicitors undertaking for abortive legal costs is sort for all transactions. Details on application.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.





C H A R L E C O T E

CONTACT US

To book a viewing or receive further information, please get in touch.



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