

TO LET

GROUND FLOOR LOCK UP SHOP
50.77 m² (546 ft²)

01903 236599
www.marshallclark.co.uk



24 QUEENS PARADE, LANCING, WEST SUSSEX, BN15 9BA



what3words



exile.values.galaxy



MARSHALLCLARK

CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

Working in association with



Medhursts
COMMERCIAL SURVEYORS



24 QUEENS PARADE, LANCING, WEST SUSSEX, BN15 9BA

GUIDE RENT £13,000 PA

LOCATION:

Lancing is located on the south coast approximately 8 miles to the west of Brighton and 2 1/2 miles to the east of Worthing. Lancing mainline railway is just a short walk to the south of the shop, which provides direct access to Brighton, Chichester and London. Queens Parade has a range of occupiers being Co-operative supermarket, a dentists, barbers and a bakery. There is convenient parking outside of the parade.

DESCRIPTION:

The premises comprise a ground floor lock-up shop with a small kitchenette and WC facility, and has rear access. The shop has the main retailing area, with a dividing wall that sections off the rear parts which provide for storage.

The property can be used for a variety of uses subject to obtaining the necessary planning consent.

The premises has approximate Net Internal Floor Area as below:

Ground Floor Shop

546 ft ²

50.77 m ²

Agency . Investment . Development . Valuations . Rent Reviews . Lease Renewals . Rating . Building Surveys . Management . Party Wall Matters . Dilapidations . Refurbishment and Alterations

01903 236599

www.marshallclark.co.uk



24 QUEENS PARADE, LANCING, WEST SUSSEX, BN15 9BA

GUIDE RENT £13,000 PA

LEASE TERMS: A new effective full repairing and insuring lease is available with terms to be negotiated

VAT: We understand that VAT is not payable.

RATES: We understand the property has a Rateable Value of £10,500 (VOA 2026 list)

LEGAL COSTS: Each party to be responsible for their own legal costs, unless otherwise negotiated

AML: In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.

EPC: C 60 (Valid until June 2031)



Agency . Investment . Development . Valuations . Rent Reviews . Lease Renewals . Rating . Building Surveys . Management . Party Wall Matters . Dilapidations . Refurbishment and Alterations

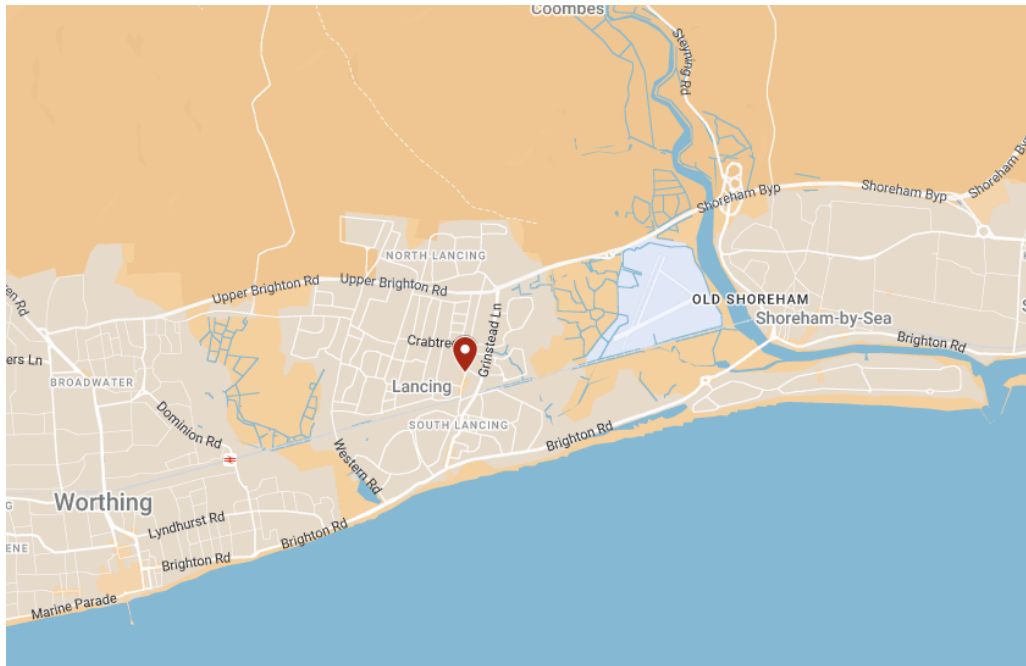
01903 236599

www.marshallclark.co.uk



24 QUEENS PARADE, LANCING, WEST SUSSEX, BN15 9BA

GUIDE RENT £13,000 PA



Marshall Clark LLP



**FOR MORE INFORMATION OR
A VIEWING PLEASE
CONTACT;**



Ben Clark

T: 01243 981120

E: ben@marshallclark.co.uk



Dominic Clark

T: 01903 236599

E: dc@marshallclark.co.uk

Misrepresentation Act 1967: Marshall Clark LLP and their joint agents for themselves and for the lessor(s)/vendor(s) of this property whose agents they are, give a notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in the particulars are to be relied as statements or representation of fact. 3. Any intended lessee/purchaser must satisfy himself by inspection or otherwise as the correctness of each of the statements contained in these particulars. 4. The lessor/vendor do not make or give and neither Marshall Clark LLP nor their joint agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection for Unfair Trading Regulation 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. All measurements and dimensions quoted are done so on an approximate basis and the proposed lessee/purchaser should undertake their own measured survey and not rely on the ones which are stated within these particulars. Subject to Contract Marshall Clark is registered in England and Wales as a Limited Liability Partnership No. OC 305331. Registered Office: 24 Grafton Road, Worthing, West Sussex, BN11 1QP

Agency | Investment | Development | Valuations | Rent Reviews | Lease Renewals | Rating | Building Surveys | Management | Party Wall Matters | Dilapidations | Refurbishment and Alterations

01903 236599

www.marshallclark.co.uk

July 2026

