



34 North Road
Lancing, BN15 9AB

TO LET

TOWN CENTRE TAKE AWAY UNIT WITH REAR PARKING

Ground floor 1,894 sq ft / 176 sq m

Key Features:

- Self contained ground floor unit
- Take away premises
- Kitchen extraction in place
- Car parking to rear & bin storage
- Close to Boots, WH Smith, Post Office & Railway station
- Lease Assignment - New lease possible
- Rent £22,000 per annum





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Location

Lancing is a popular seaside town situated on the south coast, approximately 2 miles west of Worthing and 10 miles east of Brighton, with excellent transport links leading to surrounding areas via the A27 and the A259.

The property is located in a retail parade in the main commercial area of Lancing town centre and 100 m north of Lancing Station. Nearby occupiers include the Post Office, Boots, Lloyd's TSB, Poundstretcher and WH Smith.

Accommodation

The property comprises the ground floor of an end of terrace two storey building, that has traded as a take away with extraction (untested or warranted) in place. All the previous tenants branding will be removed.

The accommodation is configured of an open plan sales accommodation, but if preferred can be left in the current configuration.

There is a car park to the rear with space for 2 cars and bin storage.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	1,894 sq ft	176 sq m

EPC

We understand the property to have an EPC rating of D.

Planning

The property obtained planning permission to change from use class A2 (professional services) to use class A5 (hot food takeaway) in 2016 (AWDM/0325/16). A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO we believe the property now benefits from Use Class Sui Generis within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is offered by way of lease assignment. The lease is a 20-year term dated 15/07/2016 and includes 5 yearly rent reviews, and a tenant only break option in 2026, with a passing rent is £22,000 per annum, exclusive of rates, building insurance, service charge, heating, lighting etc. A new lease could be available, but would be subject to negotiation.

Business Rates

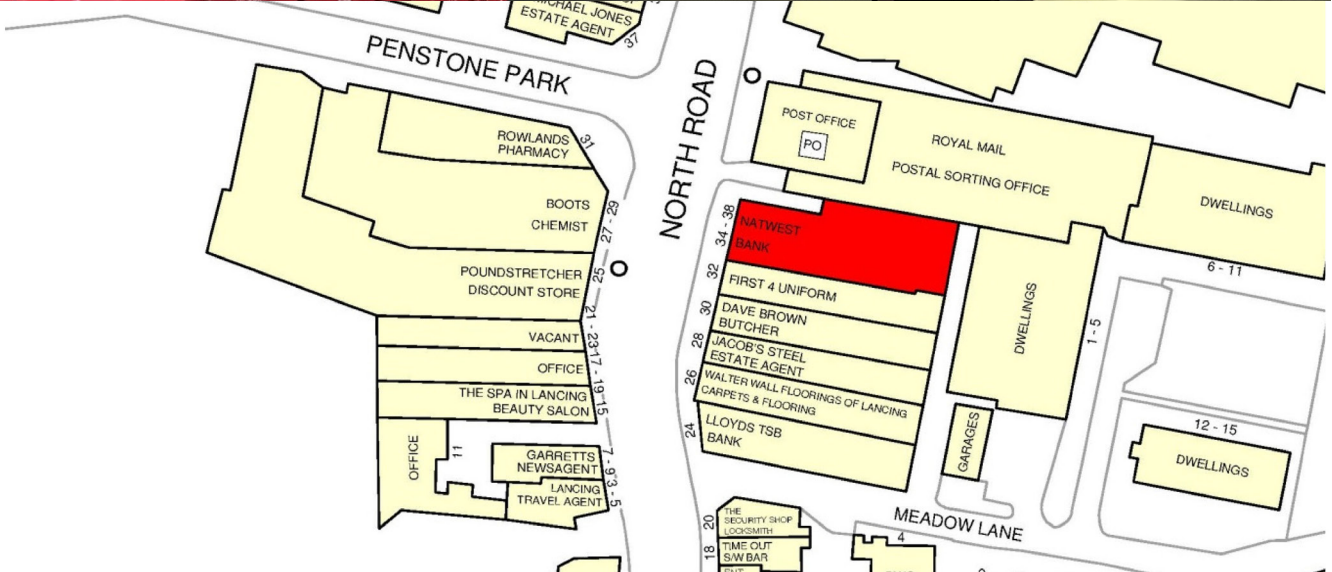
Rateable Value (2023): £21,750

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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