



RETAIL / OFFICE

878 Sq Ft
(81 Sq M)

RENT: £14,000 PER ANNUM

Versatile Ground Floor Retail / Office Premises in Heart of Popular Village

- + Situated Adjacent to Lancing Railway Station in The Heart of Popular West Sussex Village
- + Nearby Occupiers Include ASDA Supermarket, Budgens, Poundstretcher and Boots
- + Suit Variety of Commercial Uses (stpc)
- + New Lease Terms Available
- + Available For Immediate Tenant Fit Out
- + Viewing Highly Recommended



Location

The property is located in central Lancing, which has a population of approximately 20,000. Lying 3 miles east of the popular seaside town of Worthing & 7 miles west of the eclectic city of Brighton, Lancing benefits from good coastal road links via the A259 & A27. The mainline railway station which is adjacent to the subject property has regular services along the coast and north to London (journey time of 1 hour and 25 minutes) and (regular bus services to the local area). North Road is one of Lancing's main commercial roads which links the popular seafront with the A27. Nearby commercial occupiers include ASDA, Boots, Budgens and a host of independent and regional retailers.

Description

An opportunity to lease a versatile ground floor retail / office premises in the heart of Lancing, West Sussex.

Currently the premises has an open plan retail office space to the front & the rear is broken up into 3 ancillary store rooms & kitchen. The property benefits from a combination of tiled & laminate flooring throughout, spot lighting, ample electrical points and a large double glazed window frontage. The property would suit a variety of commercial occupiers (subject to obtaining any necessary planning consents).

This is seen as an excellent opportunity to lease commercial premises suitable for a variety of uses (subject to obtaining any necessary consents) with relatively low overheads in a busy and thriving part of Sussex. Viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail / Office	309	28
Rear Store	199	18
Rear Store 2	36	3
Rear Store	94	8
Kitchen	77	7
Total	715	66

Terms

The property is available by way of a new FR&I Lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £12,000. It is therefore felt that subject to Tenant status that 100% small business rates relief may be applicable. Interested parties are asked to contact Adur & Worthing Councils to ascertain what relief may be applicable to their business.

Summary

- + **Rent** – £14,000 Per Annum Exclusive
- + **VAT** - TBC
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – 73 (C)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence proof identifying the source of funds being relied upon to complete the transaction

Viewing & Further Information

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