



**RETAIL / OFFICE /
LEISURE**

2,827 Sq Ft
(263 Sq M)

RENT: £30,000 PER ANNUM

Double Fronted
Class E Premises In
Popular West
Sussex Village With
Rear Access To Let

- + Prominent And Versatile Double Fronted Commercial Premises
- + Nearby Occupiers Include Boots, Asda Supermarket, Dominos & Co-Op
- + Well Established Coastal Village Location
- + Open Plan Retail Accommodation
- + Immediate Tenant Fit-Out Available
- + Rear Access With Double Loading Doors
- + New Lease Terms Available



Location

The property is prominently situated on North Road in Lancing, a well established coastal village, the largest in West Sussex. The property benefits from a convenient location within the heart of the village centre surrounded by local amenities and with excellent road and rail connections providing access to Worthing (3.5 miles West), Shoreham by Sea (3 miles East), the eclectic city of Brighton (11 miles East) and the wider Sussex region. North Road is a well established commercial location offering a mix of retail, office and leisure occupiers with good levels of passing traffic and accessibility. The nearby A27 provides a direct East to West connection across the Southcoast whilst Lancing railway station, which is located a stones throw from the property offers regular services along the South coast and North to London (journey time of 1 hour 15 minutes).

Description

41 – 43 North Road comprises a prominent and versatile double fronted commercial premises located at ground floor level. The property offers well proportioned open plan retail accommodation with strong frontage onto North Road providing excellent visibility and an attractive opportunity for occupiers seeking a well positioned business premises within Lancing. The premises are presented to the market ready for immediate tenant fit-out and benefit from suspended ceiling with inset lighting, carpeted flooring, ample electrical and data sockets, air conditioning (not tested) and superb 39ft window frontage. The property provides front open plan retail accommodation with ancillary store, kitchen and WC's at the rear.

The property further benefits from rear access with double loading doors out onto Penstone Road.

The accommodation is suitable for a variety of uses including retail, office, professional services and other commercial uses (subject to obtaining the necessary planning consents) and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Sales Area	2,614	243
Ground Floor Ancillary Area	213	20
Total	2,827	263

Terms

The property is available by way of a new effective 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 £39,750. interested parties are asked to contact the local authority to ascertain if any relief is applicable to their business.

Summary

- + **Rent** - £30,00 Per Annum Exclusive
- + **VAT** - To Be Charged
- + **Service Charge** – Approx £2,472 + VAT Per Annum
- + **B. Insurance** – Approx £795 Per Annum
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – D(85)
- + **AML** - in accordance with Anti-money laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together evidence /proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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