



46 North Road

Lancing, BN15 9AB

**PROMINENT LOCK UP
SHOP TO LET BY
ASSIGNMENT**

768 sq ft
(71.35 sq m)

- RENT £15,500 PAX
- NO PREMIUM
- 100% SMALL BUSINESS RATE RELIEF DISCOUNT AVAILABLE
- CLOSE TO LANCING STATION
- RECENTLY REFURBISHED

46 North Road, Lancing, BN15 9AB

Summary

Available Size	768 sq ft
Passing Rent	£15,500 per annum
Premium	Nil
Rates Payable	£5,613.75 per annum Based on 2023 valuation. Subject to status the tenant may qualify 100% small business rate relief.
Rateable Value	£11,250
Service Charge	TBA
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal fees. An unconditional undertaking to be provided prior to release of papers.
EPC Rating	D (90)

Description

A recently refurbished attractive, retail unit with a prominent frontage, comprising a sales area to the front with a kitchen/ office and W/C to the rear. A stud partition divides the rear from the front maybe able to be removed to configure a larger open plan space.

Location

The subject property is located on the eastern side of North Road, just north of the junction intersecting Penstone Park. Nearby occupiers include Boots Pharmacy, Lancing Post Office, The Coffee Lounge as well as an array of other great occupiers in Lancing.

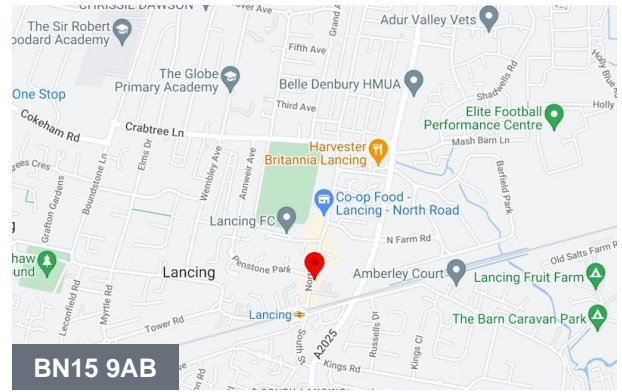
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Lock Up Shop/Office	768	71.35
Total	768	71.35

Terms

Available by way of assignment of the existing lease for a term of 7 years 15th of February 2023 to 14th February 2030 at a rent of £15,500 per annum exclusive with provisions for 3 yearly rent reviews. A rent deposit & personal guarantee will most likely be required subject to covenant status.



Viewing & Further Information



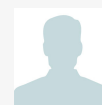
Max Pollock

01273 109104 | 07764 794936
max@eightfold.agency



Jack Bree

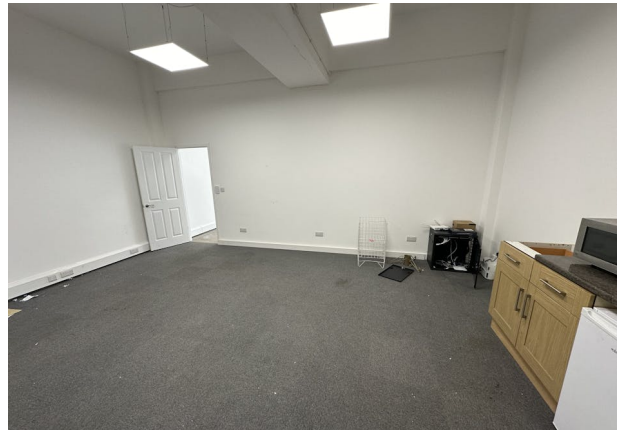
01273 109121
jack@eightfold.agency



Rupert Burstow

07970826515
rupert@eightfold.agency





Energy performance certificate (EPC)

46 North Road
LANCING
BN15 9AB

Energy rating

D

Valid until:

21 August 2029

Certificate
number:

0220-0031-9929-8328-0002

Property type

A1/A2 Retail and Financial/Professional
services

Total floor area

71 square metres

Rules on letting this property

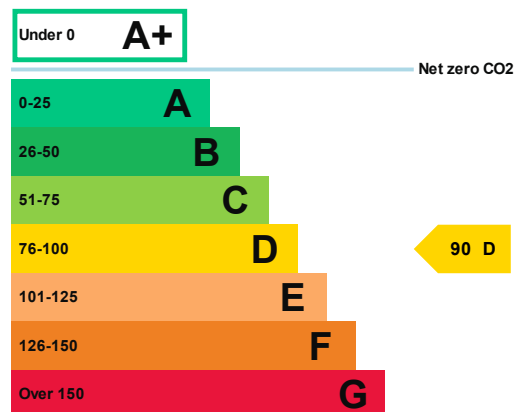
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 B

If typical of the existing stock

76 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	132.31
Primary energy use (kWh/m ² per year)	783

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0098-2089-2340-2900-2103\)](/energy-certificate/0098-2089-2340-2900-2103).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Timothy Hill
Telephone	07513474760
Email	timothydavidhill@live.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023202
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 August 2019
Date of certificate	22 August 2019

Room Plan

46 North Road, Lancing, England

Approximately 792 sf total

