



INVESTMENT FOR SALE

## 34 CRABTREE LANE

Lancing, BN15 9PQ

Shop Investment in busy neighborhood parade

656 SQ FT

**Eightfold**  
property

Tel:01273 672 999

Website:www.eightfold.agency

# Summary

Available Size	656 sq ft
Price	Offers in the region of £150,000
Rates Payable	£2,994 per annum
Rateable Value	£6,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (59)

## Accommodation

The accommodation comprises the following areas: A lock up shop, rear stores and w/c

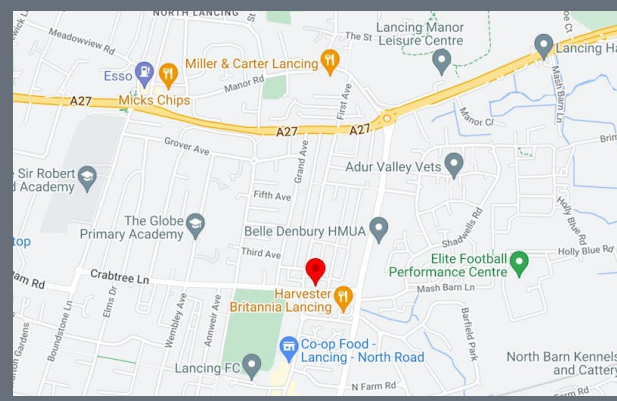
Name	sq ft	sq m
Ground - Sales Area	532	49.42
<b>Total</b>	<b>532</b>	<b>49.42</b>

## Description

A freehold investment of a lock up shop producing an income of £12,000 pa exc. on a 20 year FRI lease from 2022. The flat over is sold off on a long leasehold interest though could be made available. The flat currently produces £1000pcm though the estimated rental value is £1,200-1,400pcm (estimated price £200,000)

## Location

The property is situated on the north side on Crabtree Lane close to the A2025 and The Monks Recreational ground. The busy neighbourhood parade provides for a variety of shops, cafe and take aways in a densely populated residential area



## Get in touch

**Rupert Burstow**

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rupert@eightfold.agency

### Eightfold Property

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# Energy performance certificate (EPC)

Magnet News  
34 Crabtree Lane  
LANCING  
BN15 9PQ

Energy rating

C

Valid until: 24 September 2028

Certificate number: 0210-8962-0378-9550-7094

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	51 square metres

## Rules on letting this property

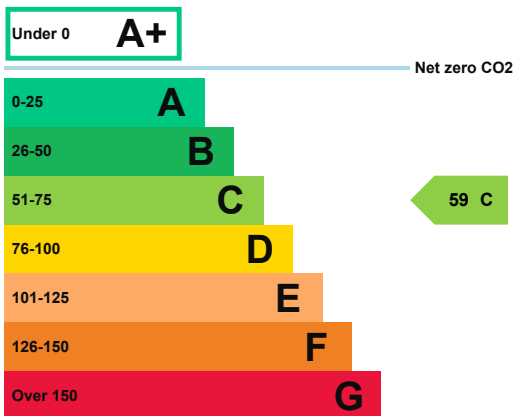
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

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

25 A

If typical of the existing stock

73 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	69.63
Primary energy use (kWh/m <sup>2</sup> per year)	412

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9899-4051-0687-0700-5225\)](/energy-certificate/9899-4051-0687-0700-5225).

## 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	Colin Watts
Telephone	07708564008
Email	<a href="mailto:colinwatts@btconnect.com">colinwatts@btconnect.com</a>

### 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/019743
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Into Design (Brighton)
Employer address	<insert Employer/Trading Address>
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 September 2018
Date of certificate	25 September 2018

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