



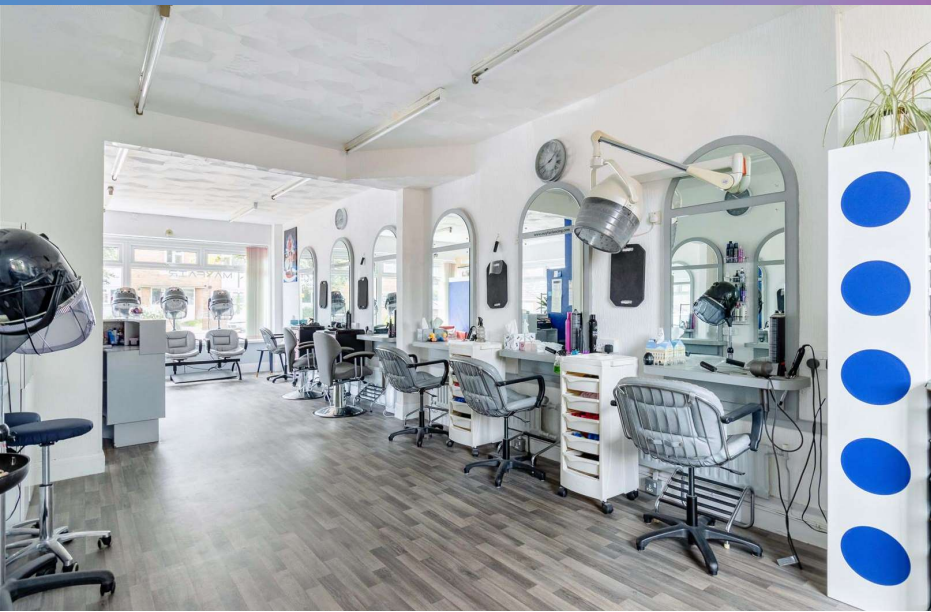
**RETAIL / OFFICE /
MEDICAL**

481 Sq Ft
(45 Sq M)

RENT: £12,000 Per Annum

Prominent Corner Ground Floor Retail / Office Premises To Let

- + Situated on Popular Secondary Shopping Parade in Lancing, West Sussex
- + Nearby Occupiers Include Convenience Store, Takeaways, Office Occupiers & Launderette
- + Suit Variety of Commercial Uses (stpc)
- + Available For Immediate Occupation on New Lease Terms
- + Superb 20ft Window Frontage. Well Presented Internally
- + Suit New or Expanding Business Looking For Retail / Office Accommodation with Low Overheads



Location

The property is located in Lancing, West Sussex which has a population of approximately 20,000. Lying 3 miles east of the popular seaside town of Worthing & 7 miles west of the City of Brighton, Lancing benefits from good coastal road links via the A259 & A27. The mainline railway station, which is situated within 0.5 miles of 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. Crabtree Lane is one of Lancing's main commercial roads which links North Road and South Street to the south with the popular seafront and with the A27 to the north. Nearby commercial occupiers include Asda, Boots, One Stop and a host of independent and regional retailers and office occupiers.

Description

An opportunity to lease a versatile class E commercial premises in one of Lancing's busiest commercial streets. This striking corner property provides open plan retail / office accommodation suitable for a variety of commercial uses (subject to gaining any necessary planning consents). Historically the property has traded in the hair & beauty sector and would suit similar. The property benefits from laminate flooring, strip lighting, ample electrical points, gas central heating and superb 20ft return double glazed window frontage. The property has access to a shared WC.

Accommodation

Floor / Name	SQ FT	SQM
Open Plan Retail / Office Area	481	45
Shared WC	N/A	N/A
Total	481	45

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 £6,300. It is therefore felt that subject to tenant status that 100% small business rates relief may be applicable. Interested parties are asked to verify this with the local authority.

Summary

- + **Rent** - £12,000 Per Annum Exclusive
- + **VAT** - Not To Be Charged On The Rent
- + **Legal Costs** - Each Party To Pay Their Own Legal Costs
- + **EPC** - D(81)

Viewing & Further Information

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