



**RETAIL / OFFICE /
MEDICAL**

**1,300 Sq Ft
(120 Sq M)**

RENT: £27,000 Per Annum

**Double Fronted
Class E Premises
with Parking Space
in Popular
Neighbourhood
Shopping Parade
To Let**

- + Situated on South Street, Lancing Close to Seafont
- + Suit Variety of Commercial Uses (stpc)
- + Potential To Split Into Two Smaller Retail / Office Units
- + New Lease Terms Available
- + Ready For Immediate Tenant Fit Out
- + Open Plan Retail / Office Accommodation with Superb Window Frontage
- + Viewing Highly Recommended



Location

The property is situated on South Street in the popular village of Lancing. South Street is a mixed residential and commercial road which links the seafront with the village centre. Access with neighbouring towns is via the A27 trunk road, which is located 0.2 miles from the subject property. Other occupiers within the immediate vicinity include One Stop, The Salvation Army and Budgens. The village of Lancing which is reported to be one of the largest in the United Kingdom is located on the south coast, sandwiched between the popular seaside town of Worthing (4 miles west) and the city of Brighton & Hove (11 miles east). The Perch restaurant and the popular Greensward is located approximately 0.2 miles south of the property.

Description

The property comprises of a substantial double fronted retail / office premises with the benefit of an allocated parking space in the rear communal car park. The property which has traded for many years as a window and doors showroom would suit a variety of commercial uses from retail, office or medical occupiers. Consideration would also be given to splitting the unit back into two self contained retail / office premises if required. Currently the premises is of open plan nature but could be broken up using studwork partitioning and benefits from carpeted flooring, suspended ceiling with inset LED lighting, ample electrical points, air conditioning (not tested) and is ready for immediate Tenant fit out. At the rear of the property is a WC.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	1,300	120
WC	-	-
Total	1,300	120

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 the Rateable Value of £18,750. Interested parties are asked to contact Adur & Worthing Council's business rates department to ascertain what relief, if any, is applicable to their business.

Summary

- + **Rent** - £27,000 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** -

Viewing & Further Information

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