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10-12 South Street
Lancing



TO LET

MAKING
PROPERTY
WORK

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RETAIL – 361 SQ FT (33.54 SQ M)
34-36 South Street, Lancing, West Sussex, BN15 8AG

SHW

Rent | £12,000 PAX Plus VAT

LOCATION

The property is located on the south side of Lancing on the entrance to the main retail part of the town. Nearby occupiers include Rainbow Cafe, CO OP, Ladbrokes, Boots, WH Smith.

Lancing is a popular seaside town approximately two miles to the east of Worthing and ten miles to the west of Brighton. Less than 100 metres is Lancing's mainline railway station.

DESCRIPTION

Ground floor lock-up shop with front and rear access. The unit benefits from a kitchen area, WC facilities and an open-plan sales area. Access is available with several public car parks close by and free parking at the front of the shop.

The shop comprises of a retail area, with a separate kitchenette/office and store room.

ACCOMMODATION (GIA)

	FT	M
Ground Floor Retail	307.29	28.54
Kitchen/Office	53.71	4.99
Width	14.76	4.50
Depth	27.55	8.4

AMENITIES

- Rear Access
- Single 100 amp electric
- Strip lighting
- CCTV
- WC

RENT

£12,000 PAX

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £6,475

VAT

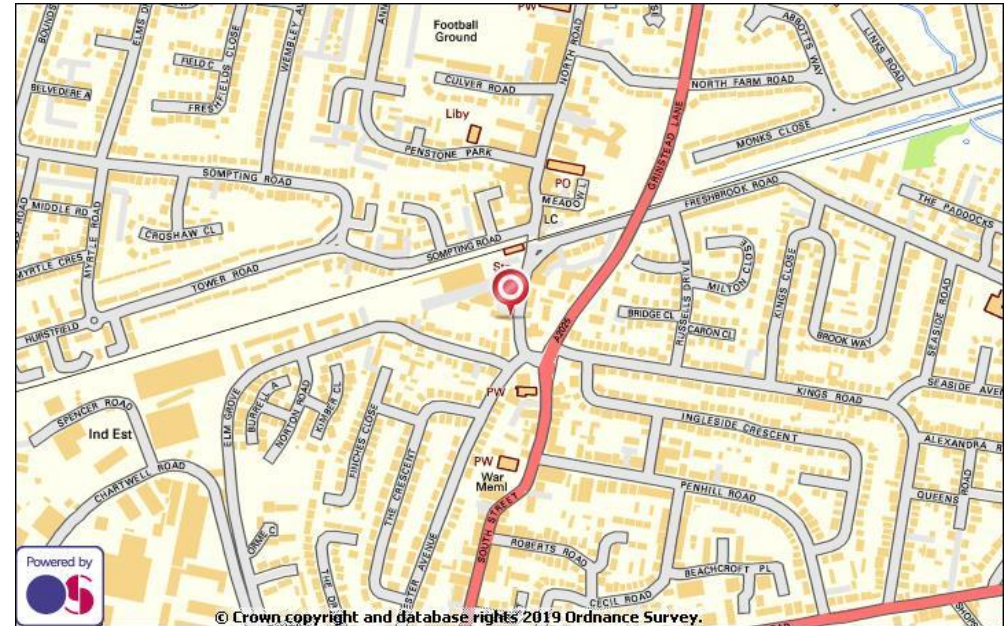
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01273 876 200

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