



RUPERT BURSTOW
Property Consultancy & Acquisitions
REDUCED

FREEHOLD INVESTMENT/SHOP
SELF CONTAINED 1 BEDROOM FLAT
INCOME £13,800 per annum
FOR SALE



**147 SOUTH STREET
LANCING
BN15 8BD**

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147 South Street, Lancing, BN15 8BD

LOCATION Situated in a highly prominent position in the heart of South end of South Street in south Lancing. The property is situated on the east side of the road being a busy thoroughfare with various retailers offices, bars and restaurants. The property is a few meters from the A259 Brighton Road (coast road).

ACCOMMODATION The premises comprise a ground floor shop/office with self contained spacious one bedroom flat over, accommodation as follows.

Ground Floor:

Front: 13'5 x 18'5

Total: 247 sq ft (23 sq m)

- Wooden Flooring

Middle Office: 10 x 18'5

Total: 184 sq ft (17 sq m)

- Feature Fireplace

Kitchen: 11'6 x 9'3

Total: 106 sq ft (10 sq m)

- Fully fitted suite

WC: WC with hand wash facility

Rear garden: 29'7 x 19'

(Also provides access to self contained flat)

Residential Accommodation:

Spacious one bedroom flat that has potential to be converted to a two bedroom:

Lounge: 18' x 13' 4

Bedroom 1: 10' x 11'

Bathroom: To include bath, wc, wash hand basin.

Kitchen: 6' x 12', Including high and low level cupboards.

**Ground Floor:**

Tenancy: A new three year lease is about to be signed at a rent of £6600. per annum exclusive, for more information, please contact our office.

Residential Accommodation:

Has recently undergone refurbishment and is currently vacant. We are informed that the current rental level for this type of accommodation would be between £550 and £600 per calendar month.

Total Income: **£13800. per annum (When occupied)**

PRICE: Offers invited in the region of £175,000.

VAT VAT is not chargeable on the terms quoted

LEGAL FEES Each party to pay their own legal costs

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111