



RUPERT BURSTOW

Property Consultancy & Acquisitions

RENT REDUCED

**HIGHLY PROMINENT SHOP/OFFICE
JUST OFF LANCING SEAFRONT
GOOD ORDER THROUGHOUT
TO LET**



**141 SOUTH STREET
LANCING
BN15 8BD**

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141 South Street, Lancing, BN15 8DB

LOCATION: Situated in a highly prominent position in the heart of South Lancing. The property is situated on the east side of the road at the southern end of South Street close to the junction with the A259 coast road and the seafront. South Street joins the A259 coast road with Lancing railway station and the A27 (Old Shoreham Road) | this pleasant and densely populated mixed use area.

ACCOMMODATION: The premises comprise a ground floor shop/office with rear ancillary accommodation as follows:

SHOP/OFFICE:

Internal width 11' 3"
Internal depth 22' 9"

Total 256 sq ft (24 sq m)

Currently partitioned and laid out to create two offices

Amenities:

- Cat 2 lighting
- Carpeting
- Electric heating
- Security Alarm

Kitchen: 5' 5" x 8'

Total: 43 sq ft (4 sq m)

To include:

- High and low level cupboards
- Stainless steel sink

WC: Rear office/ lean to: 7'10" x 9' 3"

Total: 73 sq ft (7 sq m)

Access to rear yard/ car park:

Car Park: Two car parking spaces to rear of the premises, facilities for rear loading

TENURE	Leasehold
LEASE	A new lease is available with terms to be agreed
RENT	£4,500 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Shop & Premises
- **Rateable Value:** £1,500.50
- **Rates Payable:** £671.15 (April 11/12)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Adur District council.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

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

