



RUPERT BURSTOW
Property Consultancy & Acquisitions

PROMINENT LOCK UP SHOP
TOTAL ACCOMMODATION
387 SQ FT (36 SQ M)
BUSTLING COMMUNITY RETAIL
THOROUGHFARE
TO LET



77 NORTH ROAD
LANCING
BN15 9AS



77 North Road, Lancing BN15 9AS

LOCATION Situated in a prominent location in the bustling retail thoroughfare of South Street/North Road, Lancing. The property is situated on the west side of the road close to many individual and multiple retailers to include Nationwide, Barclays, Boots etc.

ACCOMMODATION The premises comprise a small lock up shop as follows:

Irregular shape total sales area: 195 sq ft (18.1 sq m)

STOCK/STOREROOM

11'8" x 6'6" 79 sq ft (7.3 sq m)

KITCHEN/STAFF ROOM

5'11" x 9'8" 46 sq ft (4 sq m)

Total accommodation: 387 sq ft (36 sq m)

TENURE Leasehold

LEASE A new lease is available with terms to be agreed

PRICE £8,100 per annum exclusive

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** 6,800
- **Rates Payable:** £3,298 (April 09/10)

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 direct on 01273 - 263111.

VAT We are advised that no VAT is applicable to the sale

LEGAL FEES Each party is to pay their own legal costs incurred

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