



Queensway, Lancing

Price
£800,000
 Freehold

- Freehold Investment Opportunity
- Lancing Village Centre
- 7 Commercial Units
- Sole Agents
- Prominent Parade
- Fantastic Yield
- Leasehold Flat Renewal Opportunity
- Ground Rent Income

A rarely available freehold investment opportunity situated in the heart of Lancing Village in this busy prominent parade. The development offers either commercial units all being let long term and one residential unit. The opportunity offers the whole freehold and includes the leasehold flat renewal opportunity.

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 Luff & Co**
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Accommodation

Commercial Units

1. Queensway, Lancing Truffles - bakers/café Lease dates: 21/05/22 - 21/05/2032 Annual Rent: 19,530
2. Queensway, Lancing C Ratis - deli/café Lease dates: 26/06/2023 - 26/06/2028 Annual Rent: 9,000
- 3-4. Queensway, Lancing Fireaway Pizza - takeaway Lease dates: 27/08/2019 - 26/08/2029 (10 years) Annual Rent: 12,000
5. Queensway, Lancing Stanely Ale House - pub Lease dates: 01/05/2018 - 30/04/2022 (want to renew) Annual Rent: 12,000
- 6-7. Queensway, Lancing O'Curciello - Italian restaurant Lease dates: 26/08/2020 - 25/08/2030 (10 years) Annual Rent: 19,000

The current owner would be open to offer for these units only, as number 8 and flat 14 are detached and currently have interest from the tenants to buy.
Total income £71,530 per annum.

Residential Units

- Flat 9. 99 years from 2002
- Flat 10. 99 years from 2002
- Flat 11. 99 years from 2002
- Flat 12. 125 years from 2012
- Flat 13. 99 years from 2002



Tenure

The property is available freehold subject to the mentioned leases.

VAT

We understand VAT is not charged on the purchase price.

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

Viewing

Strictly by appointment only through Robert Luff & Co.