



## HIGH STREET SHOP/OFFICE TO LET

- Prime Thoroughfare
- Forecourt Area
- 100% Rate Relief (STS)
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785

# 87 SOUTH STREET, LANCING, WEST SUSSEX, BN15 8AP

## Location

The premises is located just over half a mile from Lancing town centre with its range of shopping facilities, cafes and restaurants. Lancing mainline train station is situated approximately 0.4 miles away and provides short commuting routes to Worthing and Brighton. Local bus services also pass close by providing access to surrounding areas and offering easy access to the A27.

## Description

This ground floor premises is situated along South Street in Lancing and benefits from a large shop front, open plan shop/office area, a further rear storage/office and WC. Further benefits include a forecourt and 100% rate relief (STS).

The property would suit a variety of different occupiers (STNC).

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>311</b>	<b>28.89</b>

## Tenure

The property is To Let on a new lease for a term to be agreed.

## Rent

Rental offers are invited in the region of £7000 per annum, exclusive.

## Business Rates

The ratable value from April 2023 provided by the Valuation Office Agency is £4350. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £2048.85. However, since the premises have a ratable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## EPC

The property has an EPC rating of D -81.

## VAT

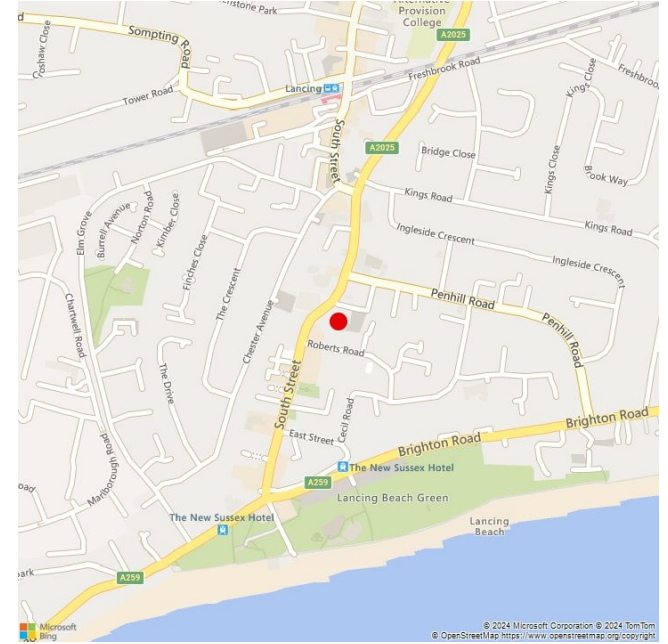
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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