



Crabtree Lane, Lancing, , BN15 9PQ

£12,000 Per Annum

Robert Luff & Co are delighted to present this exciting opportunity to run your business from a prominent corner building in Crabtree Lane, Lancing. Just a few minutes walk from Lancing's main shopping thoroughfare and mainline station, the unit is currently set up and run as a hairdressing salon and would suit a similar business. There is the option for the landlady to split the unit to create two smaller units this would be covered at her cost and rent would be adjusted accordingly. Viewing Essential!!



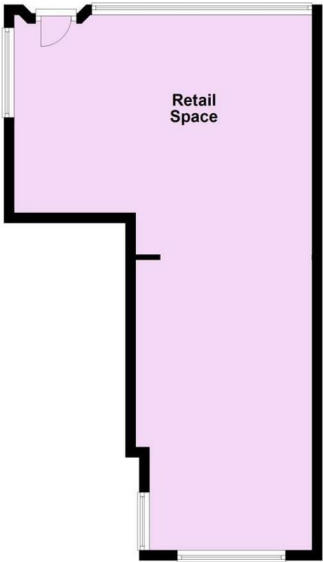
Shop Floor

35' x 19'2" max narrowing to 11'3" (10.67m x 5.84m max narrowing to 3.43m)
Double glazed windows to front, side and rear, reception counter, 8 X hairdressing stations, basins to rear, radiators.



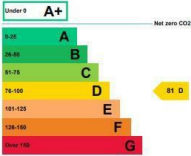
Floor Plan

Approx. 44.8 sq. metres (481.7 sq. feet)



Energy rating and score

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.