

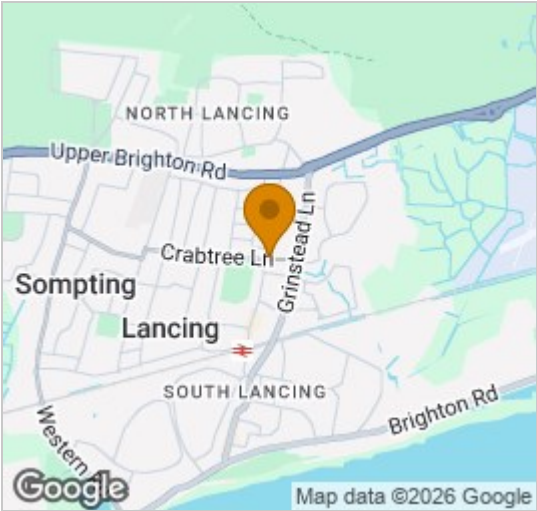




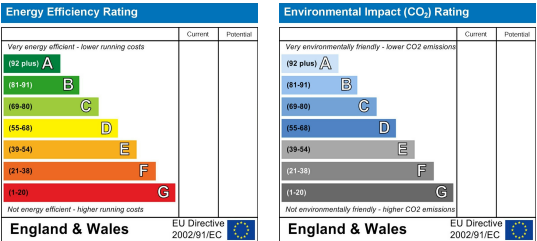
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.



Avard Estate Agents are delighted to offer this ground-floor, self-contained retail unit, currently undergoing comprehensive refurbishment to a high standard. The works include the installation of a new kitchen and W/C facilities, as well as a brand-new fascia, entrance door, and display windows, creating an attractive and modern frontage.

Some Images have been digitally altered to give an idea how shop will be finished,

Occupying a prominent position within a busy parade of established local businesses in the highly sought-after village of Lancing, the property enjoys excellent footfall, strong visibility, and convenient access to local transport links.

The accommodation comprises a well-proportioned main retail area with direct street access, complemented by a newly fitted kitchen and W/C to the rear. Formerly trading as a newsagent, the unit is suitable for a variety of retail or commercial uses (subject to any necessary consents).

Early enquiries are encouraged. For further details or to arrange a viewing, please contact Avard Estate Agents.

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