



CHARLECOTE



**DOUBLE FRONTED CLASS E UNIT
TO LET**
119-125 SOUTH STREET LANCING BN15 8AS

- 160m from A259 & Seafront
- Close to Lancing Station
- Immediate occupation
- New lease(s) on flexible terms

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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LOCATION

Lancing is a large village in West Sussex located 11 miles (18 km) west of Brighton & Hove, 2 miles (4 km) east of Worthing and 2 miles (4 km) east of Shoreham-by-Sea. Lancing has a resident population of 27,933 (2021 Census).

119–125 South Street is located within Lancing centre and is part of an established retail parade with local amenities and public transport links close by.

The A27 linking Lancing with Worthing and Brighton is 1.1 miles to the north.

Nearby occupiers include Asda, Boots Pharmacy, Budgens, One Stop, Fox & Sons, New Pond Row Surgery and the Perch on Lancing Beach.

Lancing railway station is 650m (9 minutes walk) and provides regular services along the South Coast with direct links to Worthing and Brighton with onward services to London & Gatwick Airport.



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DESCRIPTION

Ground floor retail unit that comprises of open plan retail areas currently trading as a trade showroom. To the rear are workshop and storage areas.

Amenities include:

- Full height glazed frontage
- Airconditioned heating/cooling
- LED lighting
- Suspended ceilings
- Kitchen & W/C's
- Wood flooring

ACCOMMODATION	sq ft	sq m
Ground Floor	1,884	175
All areas are net internal		

TERMS

A new lease on terms to be agreed, details and rent on application.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

RATEABLE VALUE

RV £23,000 @49.9 p in the £ (Apr 2025/26).

ENERGY PERFORMANCE CERTIFICATE

The EPC can be produced upon request.

LEGAL COSTS

Both parties legal costs are to be met by the incoming tenant.

A solicitors undertaking for abortive legal costs is sort for all transactions. Details on application





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CONTACT US

To book a viewing or receive further information, please get in touch.



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