

TO LET

GROUND FLOOR LOCK UP SHOP
70.77 m² (762 ft²)

01903 236599
www.marshallclark.co.uk



10 QUEENS PARADE, LANCING, WEST SUSSEX, BN15 9BA

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CHARTERED SURVEYORS AND
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GUIDE RENT £15,000 PA

LOCATION:

Lancing is located on the south coast approximately 8 miles to the west of Brighton and 2 1/2 miles to the east of Worthing. Lancing mainline railway is just a short walk to the south of the shop, which provides direct access to Brighton, Chichester and London. Queens Parade has a range of occupiers being Co-operative supermarket, a dentists, barbers and a bakery. There is convenient parking outside of the parade.

DESCRIPTION:

The premises comprise a ground floor lock-up shop with a Kitchenette, WC, and has rear access. The shop has the main retailing area, with a dividing wall that sections off the rear parts which provide for storage.

There is a garage to the rear which is approximately 170 ft².

The property can be used for a variety of uses subject to obtaining the necessary planning consent.

The premises has approximate Net Internal Floor Area as below:

Ground Floor Shop	762 ft ²	70.77 m ²
Garage	170 ft ²	15.76 m ²

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LEASE TERMS: A new effective full repairing and insuring lease is available with terms to be negotiated

VAT: We understand that VAT is not payable.

RATES: We understand the property has a Rateable Value of £14,750 (VOA 2026 list)

LEGAL COSTS: Each party to be responsible for their own legal costs, unless otherwise negotiated

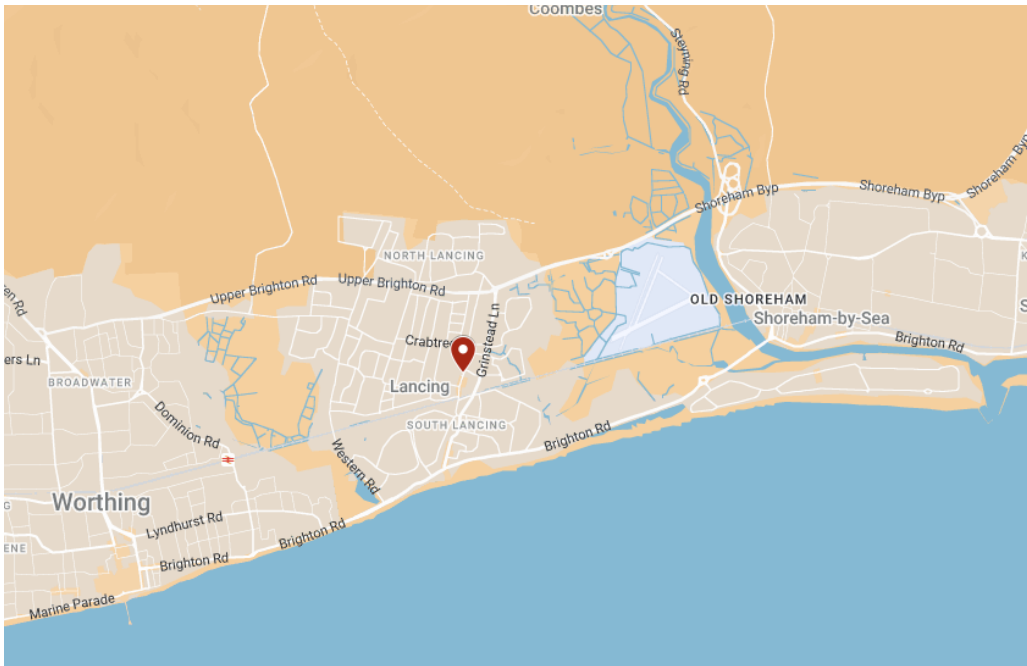
AML: In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.


EPC: D 88 (Valid until March 2033)



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 Marshall Clark LLP



**FOR MORE INFORMATION OR
A VIEWING PLEASE
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