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PROPERTY PEOPLE

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2 Queensway, Lancing, BN15 9AY

LOCK UP SHOP IN BUSY LOCAL SHOPPING PARADE

LOCATION

Situated within the busy parade of Queensway, Lancing which lies adjacent to North Road and South Street which in turn links the A259 coast road. Free car parking is available immediately behind the area and close by are a number of well known names such as Dominos pizza, Barclays Bank and W H Smith.

Description

A lock up shop to let within a pedestrianised parade of shops serving the local community. Previously a barber shop but would suit a variety of different trades.

Key Features

- Busy Parade of Shops
- New Lease - No Premium
- Reduced Rent
- To Let - Flexible Terms

Accommodation

Frontage 19' 3"

Internal width 19' 2"

Total shop depth 19' 6"

Total Sales Area 370 sq ft

Full ceiling height, south facing, lino flooring, strip lighting and modern window frontage.

Rear Lobby 60 sq ft leading to staff wc.

Lease

A new lease available at a commencing rental of £9,000 per annum, exclusive.

Rent Review

By negotiation

Repairing Liability

Effectively Full Repairing & Insuring by way of a Service Charge contribution

Business Rates

Billing Authority: Adur
Description: Retail
Rateable Value: £ TBC
Rates Payable: £ TBC

VAT

The property is not elected for VAT and therefore VAT is not payable on the terms quoted.

Legal Fees

Ingoing tenant to be responsible for landlords reasonable legal costs.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.

See you soon

See you soon
2
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