

**130 South Street, Lancing BN15 8AU**

**FREEHOLD FOR SALE £315,000**



Ground and First Floor  
retail premises  
with vacant possession

EPC: C

**T:01903 234343**

**[www.sprattandson.co.uk](http://www.sprattandson.co.uk)**

**[info@sprattandson.co.uk](mailto:info@sprattandson.co.uk)**



estate agents and chartered surveyors



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## VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

Nicole Evans

NE@sprattandson.co.uk

07394562643

01903 234343

info@sprattandson.co.uk

## LOCATION

The property is situated in an established commercial parade, with a mixture of independent traders nearby occupiers include Yoga South, Garden & Scardfield & Craftwork Carpets.

South Street is a busy thoroughfare that connects the A27 and A259.

Lancing is a thriving costal village in West Sussex, located between Worthing and Shoreham.

## DESCRIPTION

A surprisingly spacious property with numerous potential uses, this might include conversion of the first floor to residential subject to planning permission.

## ACCOMMODATION

Ground Floor

Net internal area approx: 695 sq ft

W.C's

First Floor

Net internal area approx: 834 sq ft

Total area approx: 1,527 sq ft

2 single car lock up garages approached by private road.

## PRICE

Asking price of £315,000.

## TENURE

Freehold for sale, with vacant possession.

## LEGAL FEES

Each side are responsible for their own legal costs.

## EPC RATING

Shop: C 69

*Copies of the EPC's and Recommendation Reports are available upon request.*

## BUSINESS RATES

Rateable Value: £9,300

We would recommend any interested parties make their own enquiries as to the Rates

Payable. Businesses may be entitled to some small Business Rate Relief, for further details

please contact Worthing Borough Councils rates department on 01903 221061.



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