



TO LET

DOUBLE FRONTED CLASS E UNIT

- 160m from A259 & Seafront
- Suitable for various uses (STNC)
- Immediate occupation
- Close to Lancing Station
- A27 1.1 miles
- New lease(s) on flexible terms

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.

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

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

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.



DESCRIPTION

Ground floor retail unit that comprises of open plan retail areas currently trading 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

TERMS

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

ACCOMMODATION

Ground Floor: 1,884 sq ft 175sq m

Areas are net internal.

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

Each party to be responsible for own legal costs.



VIEWING AND FURTHER INFO

Strictly by prior appointment:

Nicole Evans

M: 07394562643

O: 01903 234343

E: NE@sprattandson.co.uk

Thomas Evans

M: 07729093488

O: 01903 234343

thomase@psandb.co.uk

