



## SELF CONTAINED OFFICE FOR SALE OR TO LET

- Secure Gated Mews Development
- Centrally Located within a Short Walk to the Station
- Freehold Also Available (further details on request)
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785

# 11C NORTH ROAD, LANCING, WEST SUSSEX, BN15 9AH

## Location

Situated just off North Road in the centre of Lancing village, this development is made up of three office units with two residential units above. Located within walking distance to Lancing Station with direct access to London Victoria, Brighton & Portsmouth. And with access to the A27 and A259 making Worthing, Brighton, London and the whole of the South coast an easy reach.

## Description

A self-contained office unit in the centre of Lancing village. The property has its own private entrance and benefits include CAT II lighting, lightwells, electric heating, kitchenette and wc. Premises could suit a variety of different uses STNC.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>414</b>	<b>38.46</b>

## Tenure

The property is To Let on a new lease for a term to be agreed.  
Freehold for Sale.

## Price

Offers are invited in the region of £125,000 for the freehold interest.

## Rent

Rental offers are invited in the region of £750 per calendar month.

## Business Rates

Business rates to be assessed.

## EPC

The property has an EPC rating of D - 91.

## VAT

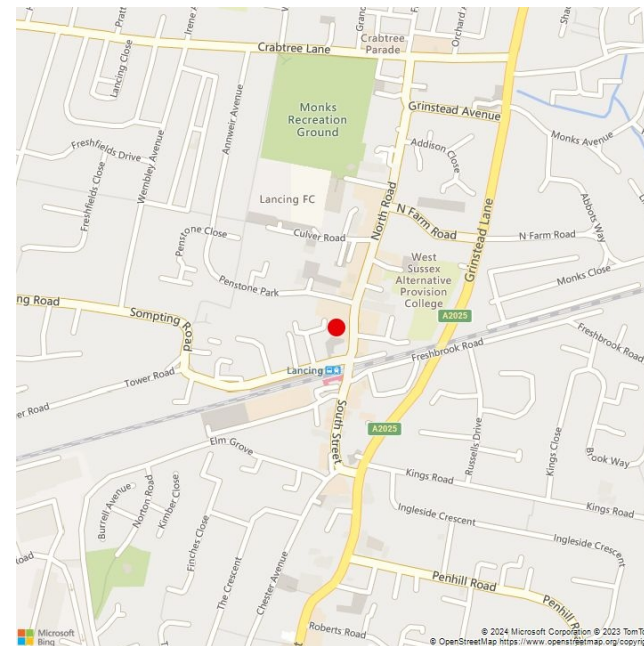
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Sole Agents,  
Jacobs Steel.



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