

## IDEAL RETAIL/OFFICE TO LET

- 100% Rate Relief (STS)
- Busy Thoroughfare
- Hot Food Uses Will Not Be Considered
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785



# 51 NORTH ROAD, LANCING, WEST SUSSEX, BN15 9AS

## Location

The location benefits from strong transport links, with Lancing Railway Station approximately 0.5 miles to the south, providing direct services to Brighton and London Victoria. The A27 dual carriageway is easily accessible, facilitating efficient travel to surrounding areas.

## Description

Situated in the heart of Lancing town centre, this well-positioned retail unit enjoys a high footfall location on a busy thoroughfare, offering excellent visibility and accessibility.

This prominent retail premises features a wrap-around shop front, maximising both natural light and street presence. The expansive glazing provides an ideal display opportunity.

The unit includes a WC and an open-plan layout that can easily be adapted to suit a variety of business types.

Previously used as a barber shop, the property is well-suited for continued use in the personal care sector, but would also lend itself well to retail, office, or service-based uses (subject to any necessary consents).

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	299.66	27.84

## Tenure

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

## Rent

Rental offers are invited in the region of £8500 per annum, exclusive.

## Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £6200. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £3,093.80. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## EPC

The property has an EPC rating of C - 64.

## VAT

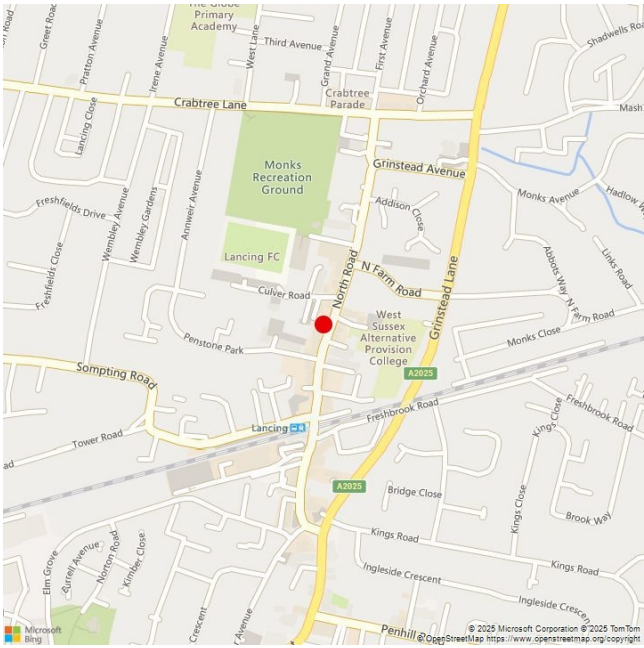
We are informed that VAT is applicable on the terms quoted.

## 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.



**Leigh Doherty**  
01903 792785  
leighdoherty@jacobs-steel.co.uk



**Nichola Charles**  
01903 792785  
nicholacharles@jacobs-steel.co.uk

**Disclaimer:** These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

