



**8 Station Parade**  
Lancing, West Sussex BN15 8AA

**TO LET**

## SELF CONTAINED RETAIL UNIT

Sales Area 43.93 sq m (473 sq ft)

### Key Features:

- Ground floor retail unit
- First floor office / studio space
- Rear access
- Suitable for a variety of uses
- Located in popular local shopping parade
- Opposite Asda Superstore
- Close to Lancing railway station
- To let on new FRI lease
- Rent £16,000 per annum exclusive





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### Location

Lancing is a popular seaside town situated on the south coast, approximately 2 miles west of Worthing and 10 miles east of Brighton, with excellent transport links leading to surrounding areas via the A27 and the A259.

The property is located in a popular local retail parade opposite the Asda superstore and Lancing railway station, and close to the main retail area of Lancing town centre. Nearby occupiers include Malcolm, Wilson & Cobby Solicitors, Bacon & Co, King & Chasemore, Grove Lodge Vets and Ladbrokes.

### Accommodation

The property comprises a two storey mid terrace building and is arranged as a ground floor shop, with office/studio space on the first floor.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	473	43.93
First	445	41.33

### EPC

We understand the property to have an EPC rating of E.

### Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

### Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £16,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

### Business Rates

Rateable Value (2017): £7,600.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

### VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

### Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH