



**PART GROUND FLOOR
LANCING
40 NORTH ROAD
BN15 9AA**

**LONG LEASEHOLD
FOR SALE**



LOCATION

Lancing is a town within the Adur District of West Sussex, home to a population of 18,800 (2011 Census). The town is located approximately 4 miles (6 km) east of Worthing and 12 miles (19 km) west of Brighton.

The subject property is located along the primary retail street of North Road and is within 0.1 miles of Lancing train station.

Nearby occupiers include WHSmith, Boots, Co-op, Barclays and a range of independent retailers.

DEVELOPMENT

The property is suitable for refurbishment and reconfiguration. Subject to Planning

ACCOMODATION

The property provides ground floor retail space with ancillary storage and W/C facilities. Plans can be provided on request.

The unit comprises the following approximate NIA floor areas.

Total Ground Floor:	199 sq.m	2,142 sq.ft
---------------------	----------	-------------

Areas require on-site verification

PLANNING

The property is not within a conservation area and is not listed.

TENURE

The property is held by way of a Long Leasehold for 999 years commencing 31st March 2013.

TERMS/OFFERS

Offers are invited.



RATES

The property will need to be separately assessed following separation works but the predicted Rates Payable is £11,000

Interested parties are advised to make their own enquiries with the Local Authority.

EPC

An EPC is available on request

LEGAL COSTS

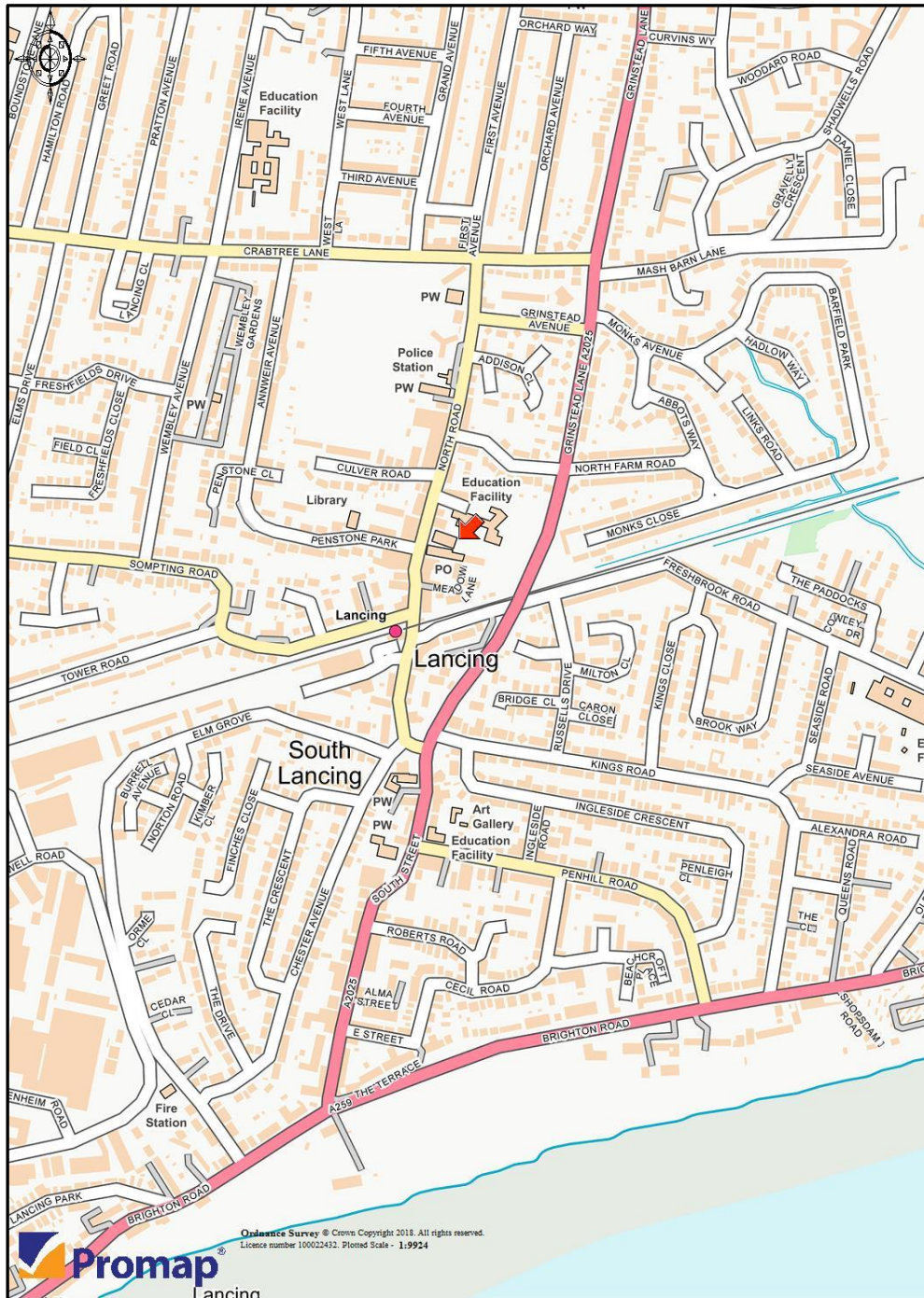
Each party to be responsible for their own legal costs.

VIEWING

Further information is available, as well as arrangements for viewing, which will be strictly by arrangement and on set dates, through:

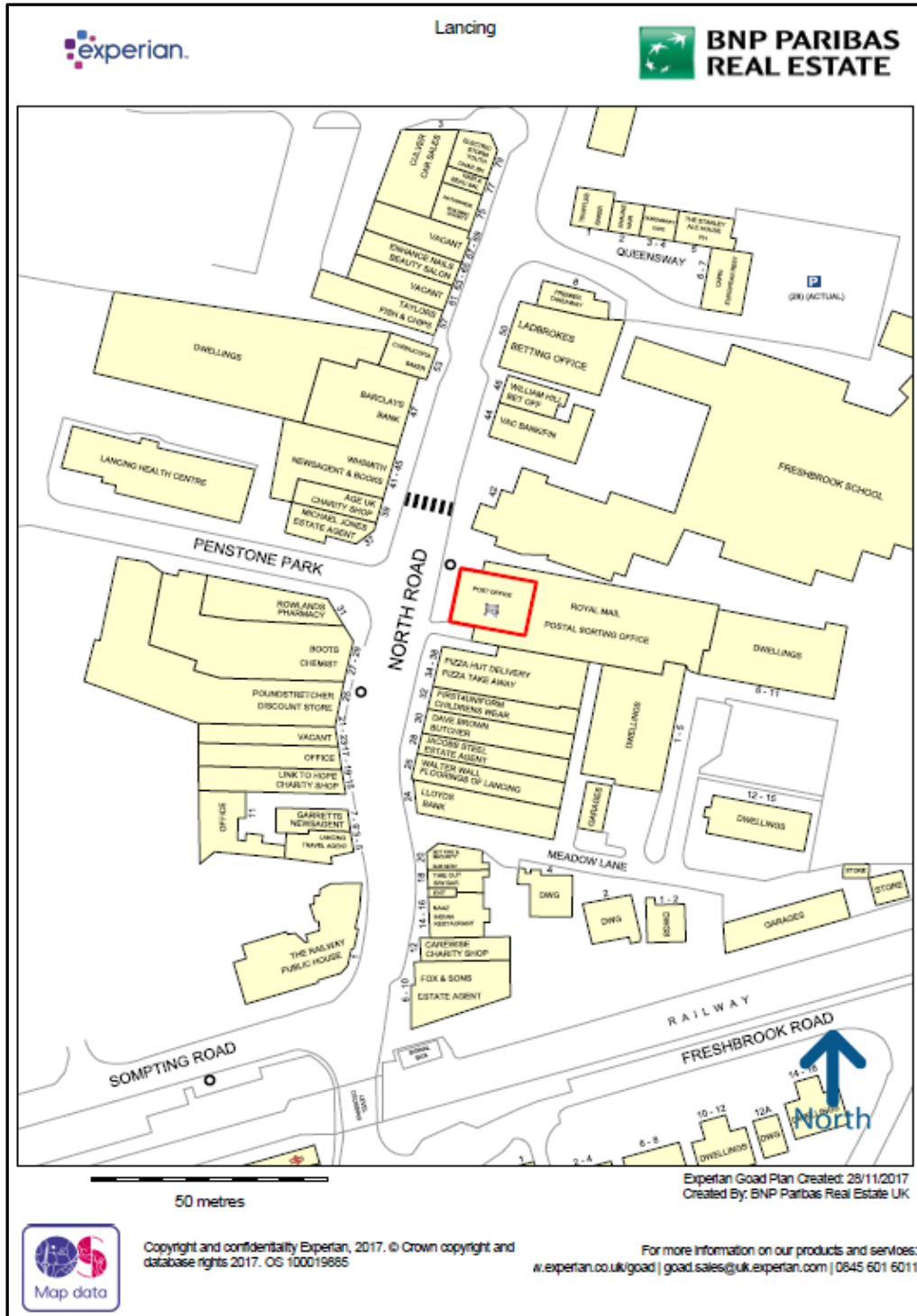
Adam Pabani
Tel: 0207 338 4139
Email: adam.pabani@bnpparibas.com

Annie Newman
Tel: 0113 237 6684
Email: Annie.Newman@bnpparibas.com



Ordinance Survey © Crown Copyright 2018. All rights reserved.
Licence number 100022432. Plotted Scale - 1:9924





Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:
 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. October 2017