

# Lot 46

£21,160 per annum exclusive

## 67-69 North Street, Lancing, West Sussex BN15 9AS Freehold Retail and Residential Investment



### Key Details

- Fully let ground floor retail unit and self-contained one bedroom flat on upper parts
- Located within attractive coastal town
- Close proximity to Lancing train station
- Nearby occupiers include Domino's, Boots, Poundstretcher, WHSmith, Pizza Hut and Royal Mail

### Location

Miles: 9 miles west of Brighton  
38 miles east of Portsmouth  
58 miles south of Central London

Roads: A23, A24, A27, M23 (J11)

Rail: Lancing

Air: London Gatwick

### Situation

Lancing is an affluent and attractive coastal town situated in West Sussex, some 9 miles west of Brighton. The property is situated on the west side of North Road, close to its junction with Culver Road, in a prominent position just 0.1 miles to Lancing Train Station. Nearby occupiers include Domino's, Boots, Poundstretcher, WHSmith, Pizza Hut and Royal Mail.

### Description

The property comprises a two storey building arranged as a ground floor shop with a self-contained one bedroom flat at first floor.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	54.82 sq m (590 sq ft)	INDIVIDUALS t/a H G King Funeral Services (1)	5 years from 23/06/2017 until 22/06/2022 on a full repairing and insuring lease (2)	£13,000
First	Residential	One bedroom flat	INDIVIDUALS	6 month AST from 04/10/2019 until 03/04/2020 (3)	£8,160
<b>Total Commercial Area</b>		<b>54.82 sq m (590 sq ft)</b>			<b>£21,160</b>

- (1) H G King Funeral Services is a family run, independent funeral directors located in Lancing, West Sussex, offering a 24-hour service, supporting bereaved families in their time of need (Source: www.hgkingfuneralservices.co.uk 12/08/2019).
- (2) The tenant has not exercised their June 2020 option to determine and the notice period has now passed.
- (3) The rent has been annualised.



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