

# 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)

Lancing London Gatwick Rail:

Air:

#### Situation

Lancing is an 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**

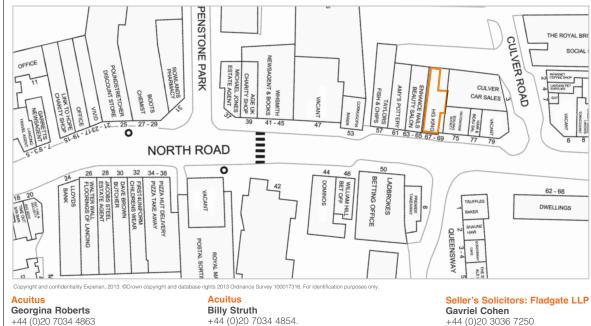
Band C. See legal pack at acuitus.co.uk.

## Tenancy and accommodation

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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
Total Commercial Area		54.82 sq m	(590 sq ft)			£21,160

(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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