

MARSHALL CLARK

C H A R T E R E D S U R V E Y O R S

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FIRST FLOOR OFFICES TO LET CLOSE TO RAILWAY STATION AND RETAIL CENTRE 393 SQ. FT. (36.5 SQ. M.) APPROX



6 STATION PARADE LANCING WEST SUSSEX BN15 8AA

Regulated by RICS

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LOCATION: These well-maintained first-floor offices above an opticians are located just off South Street by the station and close to the main retail area of Lancing. Neighbouring businesses include estate agents, solicitors, a large Co-op store, and the local Federation of Small Businesses.

DESCRIPTION: Neutrally decorated and carpeted throughout, the accommodation comprises (with approximate dimensions):

- Separate Entrance to Lobby with stairs to first floor
- Office 1 (N) 14.69 sq m / 158 sq ft
- Office 2 (N) 6.50 sq m / 70 sq ft
- Office 3 (S) 10.33 sq m / 111 sq ft
- Office 4 (S) 5.05 sq m / 54 sq ft

TOTAL: 36.57 sq m / 393 sq ft

- Alcove Drinks Area with sink and hot and cold water
- WC with wash hand basin.

RENT: **The existing lease terminates in November 2010 and an assignment of this lease is offered at the current rent of £4,300 pa. Alternatively, a new lease may be offered by the landlord on terms to be agreed.**

VAT: **VAT is not applicable**

RATES: We understand from verbal enquiries of Arun District Council that the Rateable Value of the property is £2600 and the business rates payable for the financial year 2009/2010 are £1261.

VIEWING: Strictly by appointment through the joint sole agents:

Marshall Clark, 12 Sompting Road, Worthing, BN14 9EP

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