C.G. Spratt & Son Limited
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spratt&son

estate agents and chartered surveyors

LOCK-UP SHOP TO LET

4 Seadown Parade, Bowness Avenue, Lancing, West Sussex, BN15 9TP



The premises comprise a ground floor lock-up shop with a gross internal area totalling approximately 710 sq ft. The shop is currently sub-divided into three separate rooms, but could be opened up to provide a main retail area of approximately 450 sq ft with good storage to the rear. Seadown Parade is a well-established parade of shops which serves the surrounding densely populated residential areas. There is ample space to the front of the parade for customer parking, whilst the premises also benefit from a good sized rear yard with vehicular access from Western Road.

Ombudsman
NAEA ESTATE AGENTS
RICS

These particulars are produced in good faith but are set out as a guide only. Accuracy is not guaranteed and they do not constitute any form of contract. They are issued on the understanding that all negotiations are conducted through Spratt & Son. No persons in the employment of Spratt & Son has any authority to make or give any representation or warranty whatever in relation to this property. Any intending purchaser must satisfy themselves by inspection, independent and/or otherwise as to this property.

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Accommodation:
The accommodation, with approximate room measurements, is arranged as follows:

Front Room

Maximum overall depth	11'4
Maximum overall width	17'9
Approximate area	200 ft²

Middle Room

Maximum overall depth	14'4
Maximum overall width	17'10
Approximate area	256 ft²

Rear Room

Maximum overall depth	13'9
Maximum overall width	18'4
Approximate area	253 ft²

- WC
- Rear access to yard

Rear Yard

Maximum overall depth	42'
Maximum overall width	17'

- Vehicular access from Western Road

Lease:
The shop is available to let on a new full repairing and insuring lease on terms to be agreed

Rent:
£6,500 per annum

Rates:

Rateable value	TBC
Rates payable	TBC

These figures are for information only and we would recommend any interested parties make their own enquiries.

VAT:
Purchasers should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

Legal Costs:
Each side to be responsible for their own legal fees

Viewing:
Strictly by appointment with Spratt & Son

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****AGENTS NOTE****

We would advise that the freehold of the shop, together with a three bedroom first and second floor maisonette, may also be available. Please call to discuss.

Energy Performance Certificate:

Energy Performance Certificate
Non-Domestic Building

HM Government

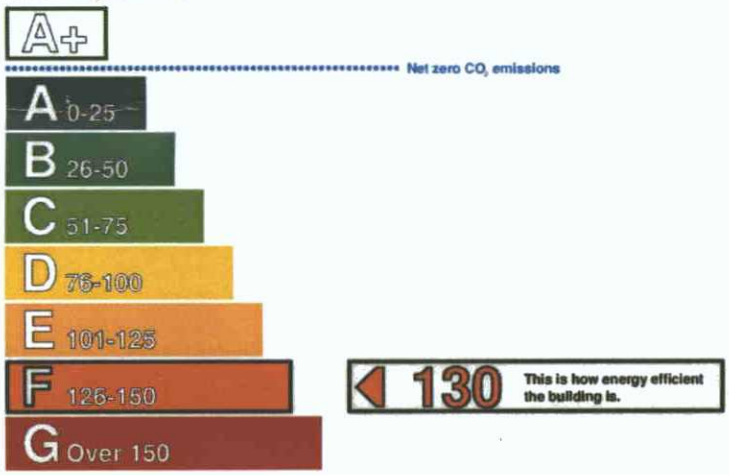
The Art of Crafts
4 Seadown Parade, Bowness Avenue
Sompting
LANCING
BN15 9TP

Certificate Reference Number:
0480-0932-9329-8895-7002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	70
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$):	114.89

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

86 If typical of the existing stock

We have included in these particulars details of services and fittings we have seen within the property. Unfortunately we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective purchasers are strongly advised to obtain their own independent report on these matters.

Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

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FREEHOLD FOR SALE

4 Seadown Parade, Bowness Avenue, Lancing, West Sussex, BN15 9TP



An opportunity to acquire a ground floor lock-up shop together with self-contained residential accommodation over. The premises comprise a ground floor lock-up shop with a gross internal area totalling approximately 710 sq ft together with a self-contained three bedroom maisonette (currently let on an AST) arranged over the first and second floors. Seadown Parade is a well-established parade of shops which serves the surrounding densely populated residential areas. There is ample space to the front of the parade for customer parking, whilst the premises also benefit from a good sized rear yard with vehicular access from Western Road.

Ombudsman
NAEA ESTATE AGENTS
RICS

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Accommodation:
The accommodation, with approximate room measurements, is arranged as follows:

Ground Floor Shop

Maximum overall depth	41'4
Maximum overall width	17'9
Gross internal area	710 ft^2

Rear Yard

Maximum overall depth	42'
Maximum overall width	17'

- Vehicular access from Western Road

First and Second Floor Maisonette
The self-contained maisonette has its own private entrance at first floor level leading to a kitchen and lounge/diner. On the second floor there are three bedrooms and a bathroom.

We are advised that the maisonette is currently let on an Assured Shorthold Tenancy at a rent of £600pcm (£7,200 per annum)

Asking Price:
£179,950 for the freehold interest

Rates:

Rateable value	TBC
Rates payable	TBC

These figures are for information only and we would recommend any interested parties make their own enquiries.

VAT:
Purchasers should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

Legal Costs:
Each side to be responsible for their own legal fees

Viewing:
Strictly by appointment with Spratt & Son

****AGENTS NOTE****
We advise that the shop may be available to let under new lease terms at a quoting rent of £6,500 per annum. Please call for further details.

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Energy Performance Certificate:

Energy Performance Certificate
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Non-Domestic Building

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Energy Performance Asset Rating

More energy efficient

A+ ..... Net zero CO_2 emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

130 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	70
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$):	114.89

Benchmarks

Buildings similar to this one could have ratings as follows:

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