



**20 South Street**

Lancing, BN15 8AG

**TO LET - Class E Retail Unit**  
**Rental £15,000 Per Annum**

**547 sq ft**  
(50.82 sq m)

- New Lease
- Available Now
- Busy Location

# 20 South Street, Lancing, BN15 8AG

## Summary

<b>Available Size</b>	547 sq ft
<b>Rent</b>	£1,250 per month
<b>Rates Payable</b>	£8.12 per sq ft A tenant should be eligible for rates relief on this unit, please confirm with local council
<b>Rateable Value</b>	£8,900
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C (61)

## Description

The property comprises of an end of terrace ground floor lock-up shop with two toilets and kitchen facilities, it would make a great starter unit for a new business, the unit also has the benefit of a rear yard space / parking area.

## Location

The property is located on the West side of South Street and is situated within the South Street shopping parade. There are a plethora of other occupiers both national and local including Asda, Grove Lodge Vets, and Co-operative funeral care. Lancing is a large coastal village and is situated approximately 8 miles west of Brighton and 2.5 miles to the east of Worthing. There is convenient parking situated outside the unit.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor Retail	547	50.82
<b>Total</b>	<b>547</b>	<b>50.82</b>

## Viewings

Viewings can be arranged via the landlord sole agent Newlands Property.

## Terms

The property is available on a new FRI lease, with terms to be agreed and asking rental of £15,000 per annum exclusive.



## Viewing & Further Information



**Richard Lowrey**

01273-779777 | 07725-723021

richard@newlandsproperty.com

# Energy performance certificate (EPC)

20 South Street  
LANCING  
BN15 8AG

Energy rating

C

Valid until: 22 June 2032

Certificate number: 2363-1981-3266-1703-0454

Property type

Retail/Financial and Professional Services

Total floor area

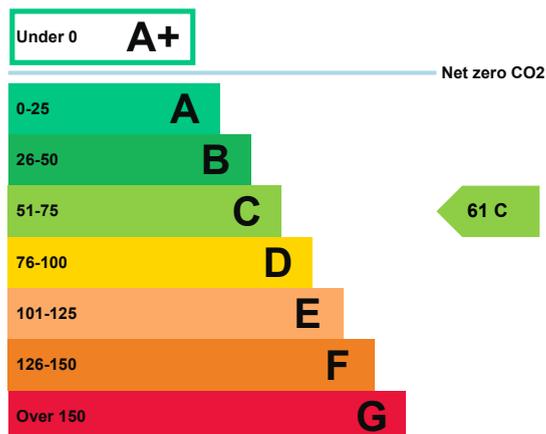
56 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

5 A

If typical of the existing stock

21 A

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	37.54
Primary energy use (kWh/m <sup>2</sup> per year)	393

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6018-1235-2936-6151-9478\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Richard House
Telephone	01903 248490
Email	<a href="mailto:rhouse@inspectus.co.uk">rhouse@inspectus.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019632
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Richard House
Employer address	12 Milton Street, Worthing, West Sussex, BN11 3NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 June 2022
Date of certificate	23 June 2022

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