

Brighton Road, Lancing

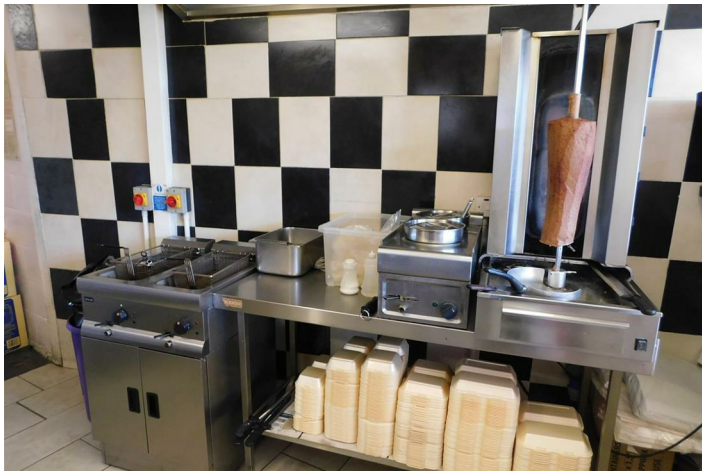
£55,000
Leasehold

- Fantastic Highly Visible Location
- Fully Fitted
- Rent £5995 P.A
- Great Opportunity
- EPC Energy Rating C (59)

Situated in this highly visible location on the main A259 coast road between Lancing and Shoreham. The premises are currently trading seven days a week and offers a selection of takeaway food. There are sixteen covers. The kitchen comes fully equipped including a charcoal grill. Parking on street and in slip road for customers.

**Robert
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Accommodation

Front Shop Area 16'3" x 14'7" (4.95m x 4.45m)
Tiled floor. Counter/Display. Sixteen covers. Door to lobby area with door to two W.C's.

Rear Area 18'10" x 10'9" (5.74m x 3.28m)
Electric doner machine. Charcoal grill. Pizza oven. Double fryer. Double hot pot. Double stainless steel fridge. Store room. Preparation area.

Further Room 12'3" x 7'8" (3.73m x 2.34m)
Three freezers. Door to rear yard.

Kitchen 11'1" x 6'1" (3.38m x 1.85m)
Double bowl stainless steel sink unit. Stainless steel preparation area. Hot water boiler.

Outside Area
Enclosed rear courtyard.

Lease
Ten years from 2016.
Contribution towards Building insurance
Five year rent review.

Rent
£5995 p.a





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