

BACON BROOKER

— Commercial Property Agents —

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Servicing Commercial Clients from Shoreham through to Chichester

FOR SALE

TWO STOREY BUSINESS UNIT WITH PARKING

OIRO £92,000 FREEHOLD

**UNIT 9 WINSTON BUSINESS CENTRE, LANCING BUSINESS
PARK, LANCING, WEST SUSSEX.**



LOCATION

The premises are situated on the Lancing Business Park between Brighton and Worthing. The property offers easy access to both the A259 coast road and the A27 trunk road, which in turn leads to the A23/M23.

DESCRIPTION

Forming part of a modern development, the unit comprises of a two-storey business unit suitable for office/light industrial/warehouse use. The unit is currently arranged as warehousing/storage to the ground floor with the first floor forming one large open plan office/ storage area.

The unit offers an excellent opportunity for a start up business or investor looking to rent the property out.

FLOOR AREAS

The premises have the following approximate gross internal floor areas:-

Ground floor	550 sq ft
First Floor – office areas	550 sq ft
Total floor areas:	1,100 sq ft

FREEHOLD

Offers invited in the region of £92,000 for the freehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to the sale.

BUSINESS RATES

All interested parties should contact the local authority for the rates payable.

EPC

An EPC report is currently being prepared and will be available for all interested parties.

VAT

Will not be chargeable on this transaction, interested parties must make their own enquiries.

VIEWING

For further information or to arrange a viewing then please contact Vendors Agents:

Bacon Brooker Commercial

Richard Lowrey

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These particulars are set out as a general outline of the property and are prepared only for the guidance of an intended purchaser or lessee. They do not constitute or constitute part of any offer or contract. All descriptions, dimensions, conditions and necessary permissions for use or occupation are given in faith but should not be relied upon as an accurate statement. Any purchaser or tenant should make their own enquiries prior to making any form of offer on the premises. The vendors, lessors or any representative of Bacon Brooker Commercial do not have any authority to give any representation or warranty whatsoever in relation to the premises.