

**PRICE
REDUCTION**



LANCING

SALE PRICE: £92,000 Freehold

Unit 9 Winston Business Centre, Chartwell Road, Lancing, BN15 8TU

- TWO STOREY LIGHT INDUSTRIAL BUSINESS PREMISES FOR SALE
- SUITABLE FOR VARIOUS COMMERCIAL USES WITHIN B1/B8 CONSENTS
- TOTAL AREA APPROX 1,002 SQ FT
- FREEHOLD FOR SALE
- CAT 3 LIGHTING / SINGLE PHASE ELECTRICS / THREE ALLOCATED PARKING SPACES / ROLLER SHUTTER DOOR ACCESS
- NO VAT ON PURCHASE PRICE

LOCATION

The Winston Business Centre which is made up of a series of single and two storey business units situated just off Chartwell Road on the Lancing Business Park. Situated 2 miles east of Worthing and 9 miles west of Brighton, the location provides easy access to the nearby A259 coast road and the A27 which links to the A23 and A24 heading north.

DESCRIPTION

Unit 9 forms part of the Winston Business Centre which is made up of 26 business units with the majority split over ground and first floor levels. The unit has recently been used for the purpose of interior design for cars and benefits from roller shutter door with separate pedestrian entrance, Cat 3 lighting, Redcare Alarm system, concrete floor throughout, single phase electrics with three allocated parking spaces to front.

ACCOMMODATION

The property is arranged as follows with approximate floor areas:

Door Access 5'6 x 6'8

Ground Floor	422 sq ft
First Floor	580 sq ft

Total Area **1,002 sq ft**

TENURE

The property is available for sale freehold with full vacant possession.

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BUSINESS RATES

Interested parties are advised to contact Adur District Council on 01273 263111

LEGAL COSTS

Each party to pay their own legal costs if incurred.

LOCAL AUTHORITY

For more information on how Adur District Council can assist new or existing businesses please contact them on 01273 263245 or visit

www.adur.gov.uk/business

VIEWING

Strictly by appointment through Michael Jones & Co.

Contact Steve Berrett or Jon Justice

01903 228602 or commercial@michaeljones.co.uk



GROUND FLOOR WAREHOUSE

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers/Tenants are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.