

BACON & CO

COMMERCIAL

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Servicing Commercial Clients Across The South Coast & UK

FOR SALE / TO LET

**GROUND & 1ST FLOOR BUSINESS UNIT WITH PARKING
AVAILABLE TO BUY OR ON SHORT TERM LET**

OIRO £120,000 (LONG LEASEHOLD) OR

RENTAL £12,000 Per Annum

**UNIT 3 THE TRIANGLE, ONE COMMERCE WAY, LANCING
BUSINESS PARK, WEST SUSSEX, BN15 8UP**



LOCATION

The property is situated at the north entrance of Lancing Business Park with access to the A259 & A27 main trunk roads.

DESCRIPTION

The property is accessed via a communal entrance door to the development, with access to communal W.C facilities as well.

The property features a ground floor workspace which has formally been used for a print works, 3-phase power is connected to the ground floor with potential for rear loading access, this is currently not available however.

The 1st floor space is currently arranged as offices with network points and ample power points as well as kitchenette space within the unit along with suspended ceiling and strip-lighting as well as electric heating around the room. A staircase formally linked the two floors but has been taken out this could be put back to then make the units inter-linking if required.

DIMENSIONS

The unit currently has the following dimensions:

Ground floor 750sq.ft
1st Floor office space 750sq.ft

Total space: 1,500sq.ft

LEASE

The property is being offered by way of a new licence for 12 months at £12,000 per annum

PURCHASE PRICE

The property is available on a long-leasehold of approx 999yrs with asking price of OIRO £120,000

RATES

Interested parties should contact the local council to confirm the rates payable.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to the transaction if incurred.

EPC

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

VAT

Interested parties must make their own enquiries.

VIEWING

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

Bacon & Co Commercial

Richard Lowrey

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