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**Commercial Property Estate Agents • Chartered Surveyors • Property Managers**

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## FREEHOLD BUSINESS UNIT INVESTMENT FOR SALE



**UNIT 16**

**WINSTON BUSINESS CENTRE  
CHARTWELL ROAD, LANCING**

Situated on the established Lancing Business Park, between Brighton and Worthing near the A259 Coast Road. The A27 is conveniently accessible, linking with the A23 via the Brighton by-pass and the A24. See identification plan overleaf.

This modern business unit is arranged over a single floor and is currently used as a food production unit by a sausage making company. The unit does have one car space and a wc.

**Ground Floor** : 23'8" x 24' (7.2m x 7.3m) in all **568ft<sup>2</sup> / 52.76m<sup>2</sup>**  
WC

**Tenancy** The premises are let to Paul Gilks and David Barr t/a Brighton Sausage Company for a term of 3 years from August 2009. The rent is **£5,250 per annum exclusive**, rising to **£5,500 per annum exclusive** in August 2011.

**n.b.** The purchasers will be required to become a shareholder and director in the management company that will own the freehold of the estate roads and common parts.

**n.b.** Units 6, 7 and 21 are also available (either individually or as a portfolio) and are in the same ownership.

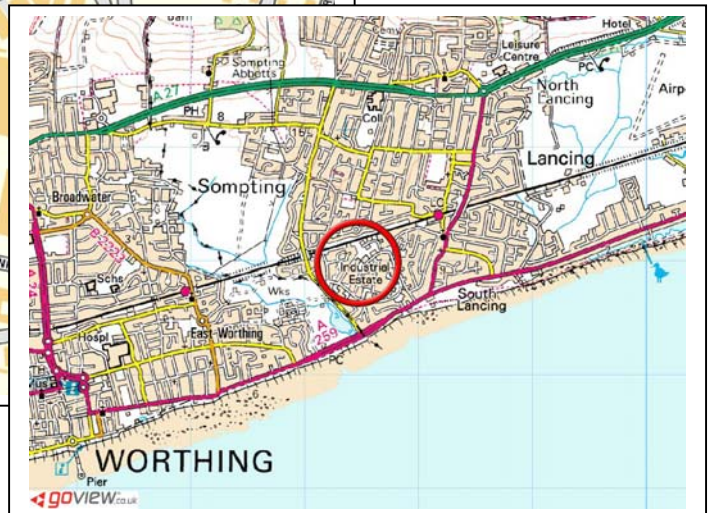
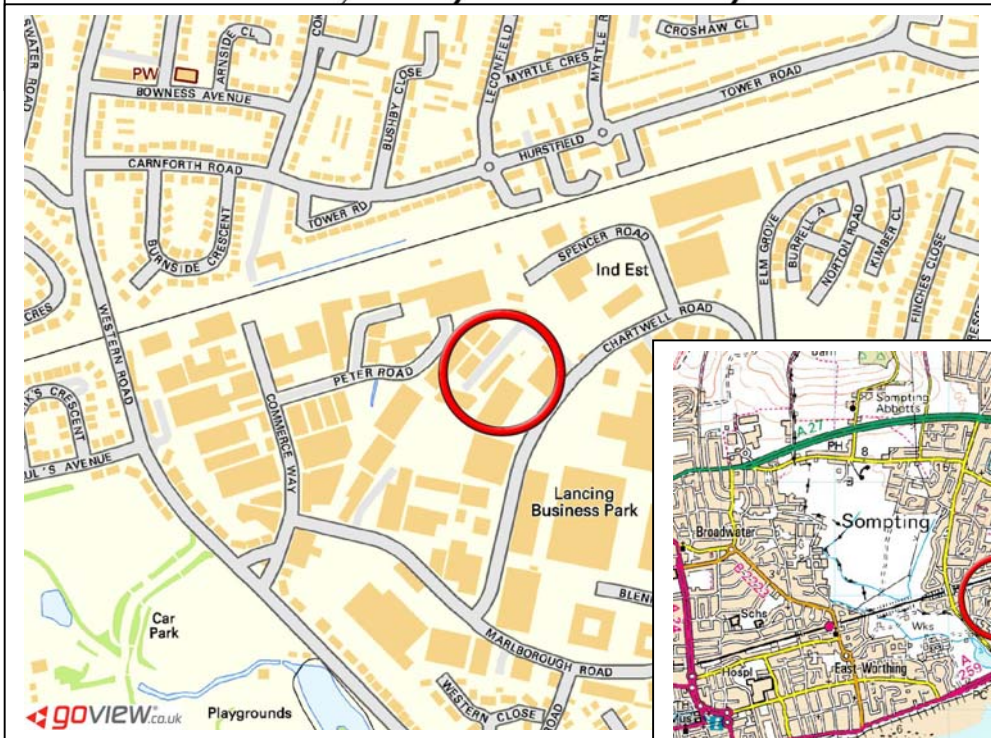
**OFFERS are INVITED in the region of £65,000 for the  
FREEHOLD INTEREST**

(VAT may be chargeable on the sale price)

All measurements are approximate

Services not tested

Viewing by appointment with SOLE AGENTS, **GRAVES SON & PILCHER LLP**



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