



FREEHOLD INVESTMENT IN LANCING FOR SALE

- Producing a rental income of £15,000 pax.
- Situated in a popular area
- Two car parking spaces
- Long lease of 999 years for sale

Interested in this property? Please contact us on 01903 792785

UNIT 2, TRIANGLE BUSINESS CENTRE, 95 COMMERCE WAY, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8UP

Location

Triangle Business Centre is situated at the front of the popular Lancing Business Park, between Brighton and Worthing. Conveniently accessible to Lancing town centre, railway station, bus services, the A259 coast road and A27.

Description

Located on the corner of the building, The unit is let on a lease for a term of 5 years from May 2023 at a rent of £15,000 per annum, exclusive. The property is located on the ground floor, accessed via the main communal entrance and double loading doors. The ground floor is currently open plan with a WC. Stairs lead to the first floor and comprises of two offices/stores with a further WC. The property also benefits from 2 parking spaces.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	1,505	139.81

Tenure

Sale of a 999 year lease

Price

Offers are invited in the region of £225,000 for the remainder of a 999 year lease

Rent

The unit is let on a lease for a term of 5 years from May 2023 at a rent of £15,000 per annum, exclusive

EPC

The property has an EPC rating of E.

VAT

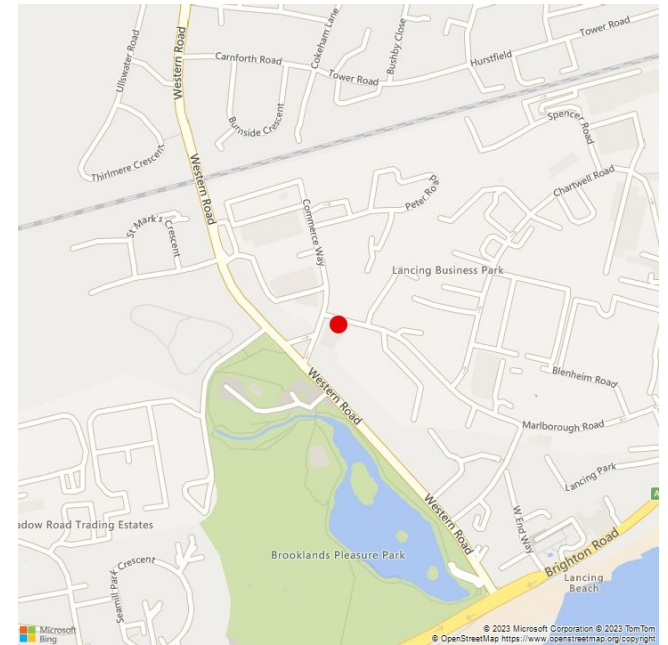
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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