



SELF CONTAINED OFFICE FOR SALE

- Secure Gated Mews Development
- Centrally Located within a Short Walk to the Station
- Tenant in Situ currently on AST
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785

11B NORTH ROAD, LANCING, WEST SUSSEX, BN15 9AH

Location

Situated just off North Road in the centre of Lancing village, this development is made up of three office units with two residential units above. Located within walking distance to Lancing Station with direct access to London Victoria, Brighton & Portsmouth. And with access to the A27 and A259 making Worthing, Brighton, London and the whole of the South coast an easy reach.

Description

A self-contained office unit in the centre of Lancing village. The property has its own private entrance and benefits include CAT II lighting, lightwells, electric heating, kitchenette and wc. Premises could suit a variety of different uses STNC.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	0	0

Tenure

Freehold for Sale.

Price

Offers are invited in the region of £125,000 for the freehold interest.

Business Rates

Business rates to be assessed.

EPC

An EPC has been requested.

VAT

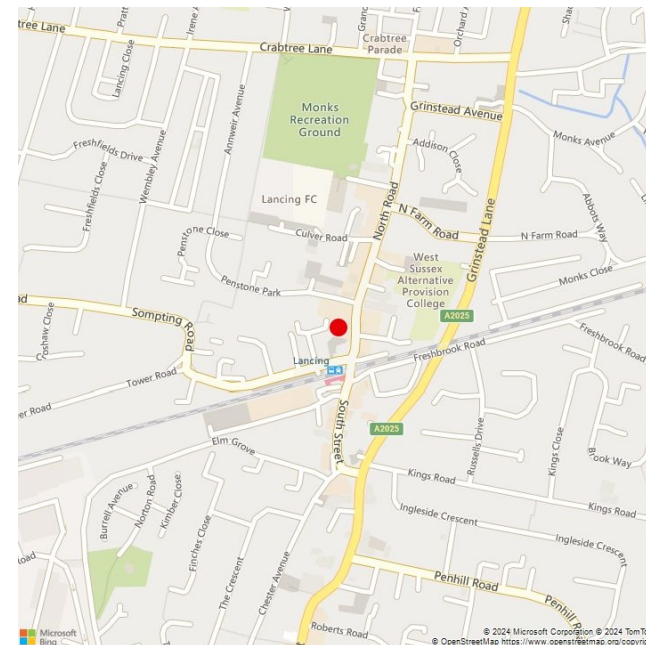
We are informed that VAT is applicable on the terms quoted.

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.



Leigh Doherty

01903 792785

leighdoherty@jacobs-steel.co.uk



Nichola Charles

01903 792785

nicholacharles@jacobs-steel.co.uk

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

Jacobs | Steel