

# MARSHALL CLARK

C H A R T E R E D   S U R V E Y O R S

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## **FREEHOLD UNIT FOR SALE**

**ON ESTABLISHED BUSINESS PARK**

with easy access to A27 / A259

576 SQ. FT. (53.5 SQ. M.) Approx



**UNIT 27, WINSTON BUSINESS CENTRE,  
CHARTWELL ROAD, LANCING,  
WEST SUSSEX BN15 8TU**

Regulated by RICS

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**LOCATION:** This business unit is located at Winston Business Centre, a complex of modern industrial units entered from the well-established Chartwell Road industrial centre in Lancing, which has easy access to the A259 Brighton-Worthing-Chichester coast road and the main A27.

**DESCRIPTION:** The property is currently being used for storage purposes and is positioned on the right hand side of the main access road. The approximate gross internal floor areas of the accommodation are:

**Main Work Area:** 53.51 sq m (576 sq ft) approx.

**Potential Additional Space:** 4.41 sq m (47 sq ft) approx

**Enclosed Yard**

**Parking Space at Front**

**PLANNING PERMISSION:** We are verbally informed that planning permission exists to raise the height of the unit to the same level as the adjacent unit.

**GUIDE PRICE:** The freehold of the property with vacant possession is offered at a **guide price of £ 95,000.**

**RATES:** We understand from verbal enquiries of Adur District Council that the Rateable Value of the property is £4200.00 and the rates payable for the financial year to 31 March 2010 are £2037.00.

**VAT:** It is recommended that prospective tenants purchasers make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

**VIEWING:** Strictly by appointment through the sole agents:

**Marshall Clark, 12 Sompting Road, Worthing, BN14 9EP**

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