



## DETACHED FREEHOLD BUILDING FOR SALE

- Centrally Located and Adjacent to Shoreham Train Station
- Prime Thoroughfare
- Suit a Variety of Different Uses STNC
- Detached Two-Storey Building With a Large Rear Car Park

Interested in this property? Please contact us on 01903 792785

# CARTERS LANE HOUSE, 41 BRUNSWICK ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5WA

## Location

The premises is situated in the heart of Shoreham by Sea with its comprehensive shopping facilities, health centre and library. Approximately 6 miles west of Brighton with easy access to A27. The property is adjacent to Shoreham by Sea railway station and regular bus services pass through providing access along the south coast and surrounding districts.

## Description

This detached, two-storey property is situated adjacent to Shoreham Train Station and was recently occupied by the NHS Outpatients Department. The property is now vacant and benefits from several meeting/training rooms on the ground floor, together with rear and front access. On the first floor, there is a kitchen, male & female WC's, together with more training rooms. Externally, there is a large rear car park and to the front of the property, a small garden. The property could suit a variety of different uses (STNC).

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Ground floor	722	67.07
First Floor	784	72.83
<b>Total floor area:</b>	<b>1,506</b>	<b>139.91</b>

## Tenure

Freehold for sale.

## Price

Offers are invited in the region of £550,000 for the freehold interest.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £10,250. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £5114.75. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## EPC

Please contact for further information.

## VAT

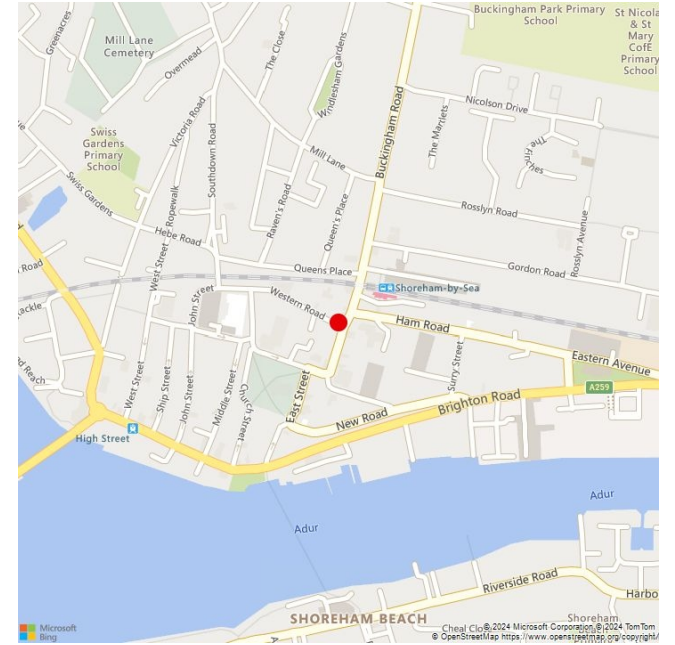
We are informed that VAT is applicable on the terms quoted.

## 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.



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