



## On the instructions of Executors Freehold Investment Property

# Unit 13

Grange Industrial Estate, Albion Street, Southwick, BN42 4EN

Industrial / Warehouse

FOR SALE

2,730 sq ft

(253.63 sq m)

- Prominently situated fronting the main A259 Coast Road at Southwick
- Southwick town centre, railway station, A270 Old Shoreham Road and A27 are conveniently accessible
- Well established estate
- Freehold price on application and subject to existing tenancy

### Unit 13, Grange Industrial Estate, Albion Street, Southwick, BN42 4EN

#### **Summary**

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Available Size	2,730 sq ft
Price	Price on application
Business Rates	To be assessed
Legal Fees	Each party to bear their own costs
EPC Rating	D

#### Description

A rare opportunity to purchase this freehold warehouse investment located on this well established estate.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,496	231.89	Available
1st	234	21.74	Available
Total	2,730	253.63	

#### Location

Prominently situated fronting the main A259 Coast Road at Southwick, on the west side of the Brighton & Hove conurbation. Southwick town centre, railway station, A270 Old Shoreham Road and A27 are conveniently accessible.

#### **Tenant Details**

Tenant - Real Patisserie Limited

Lease - Full repairing and insuring lease, commencing 7 April 2021 expiring 25 December 2035. There is a tenant only break on 27 July 2028. Upwards only rent reviews are on 25 July 2025 & 2030.

Rent - £28,500 per annum exclusive

#### Terms

Freehold price on application and subject to existing tenancy.

#### **Viewing Arrangements**

Via prior appointment through joint sole agents Graves Son & Pilcher and Lunson Mitchenall.





### **Viewing & Further Information**



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