



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

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.

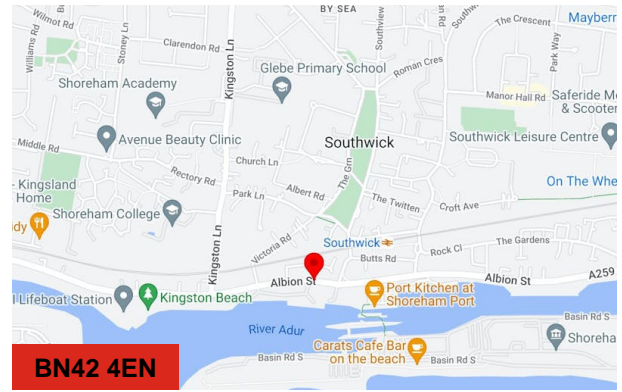
Rent - £28,500 per annum exclusive

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.



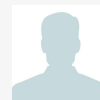
Viewing & Further Information



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