



**On the instructions of Executors
Freehold Investment Property**

Unit 2
Grange Industrial Estate, Albion Street,
Southwick, BN42 4EN

Industrial / Warehouse
FOR SALE

3,801 sq ft
(353.12 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 2, Grange Industrial Estate, Albion Street, Southwick, BN42 4EN

Summary

Available Size	3,801 sq ft
Price	Price on application
Rateable Value	£37,000
Legal Fees	Each party to bear their own costs
EPC Rating	E

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	3,345	310.76	Available
1st	456	42.36	Available
Total	3,801	353.12	

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 - Toolstation Limited

Lease - Effective full repairing and insuring lease, subject to a schedule of condition and for a term of 10 years from 19 January 2018. There is a tenant only break on 18 January 2025.

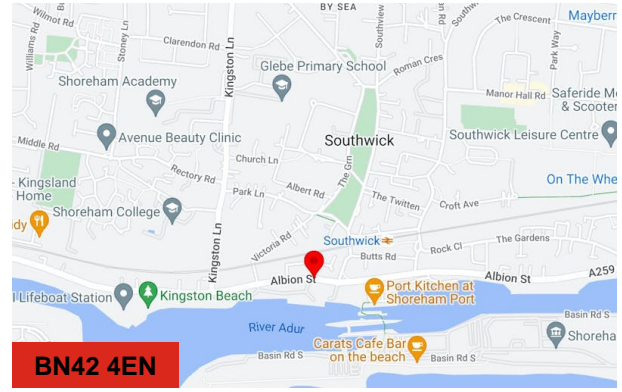
Rent - £41,800 per annum exclusive

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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