



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

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Summary

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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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