



£900

Upper Brighton Road, Lancing

- Ideally Positioned Close To A27
- Would Suit a Variety of Commercial Uses STNPC
- Decorated & Built To A High Standard
- Ready For Occupation Immediately
- Outside Space Ideal As A Yard

Robert Luff & Co are delighted to bring to the market this ideally located stand alone commercial unit which has been constructed of wood and which has been insulated and clad under a fibre glass pitched roof. The premises provides open plan, quirky and versatile commercial accommodation. Whilst the buildings planning consent is for office use other commercial uses could be considered (subject to gaining the necessary planning consents). The property benefits from part carpet / part LVT flooring, spot lighting, ample electrical points, air conditioning (not tested) and double glazing.

Externally there is a small yard to the front with direct access onto Upper Brighton Road (A27). This is seen as a rare opportunity to acquire a commercial property with prominent roadside presence and viewing is therefore highly recommended.

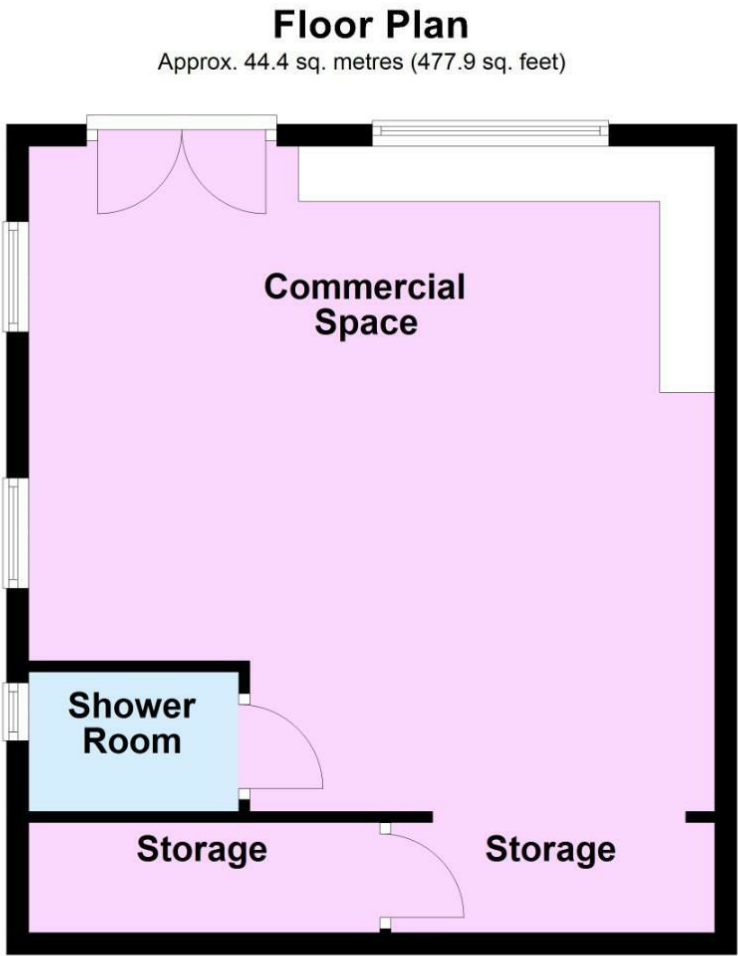
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Accommodation





Total area: approx. 44.4 sq. metres (477.9 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.