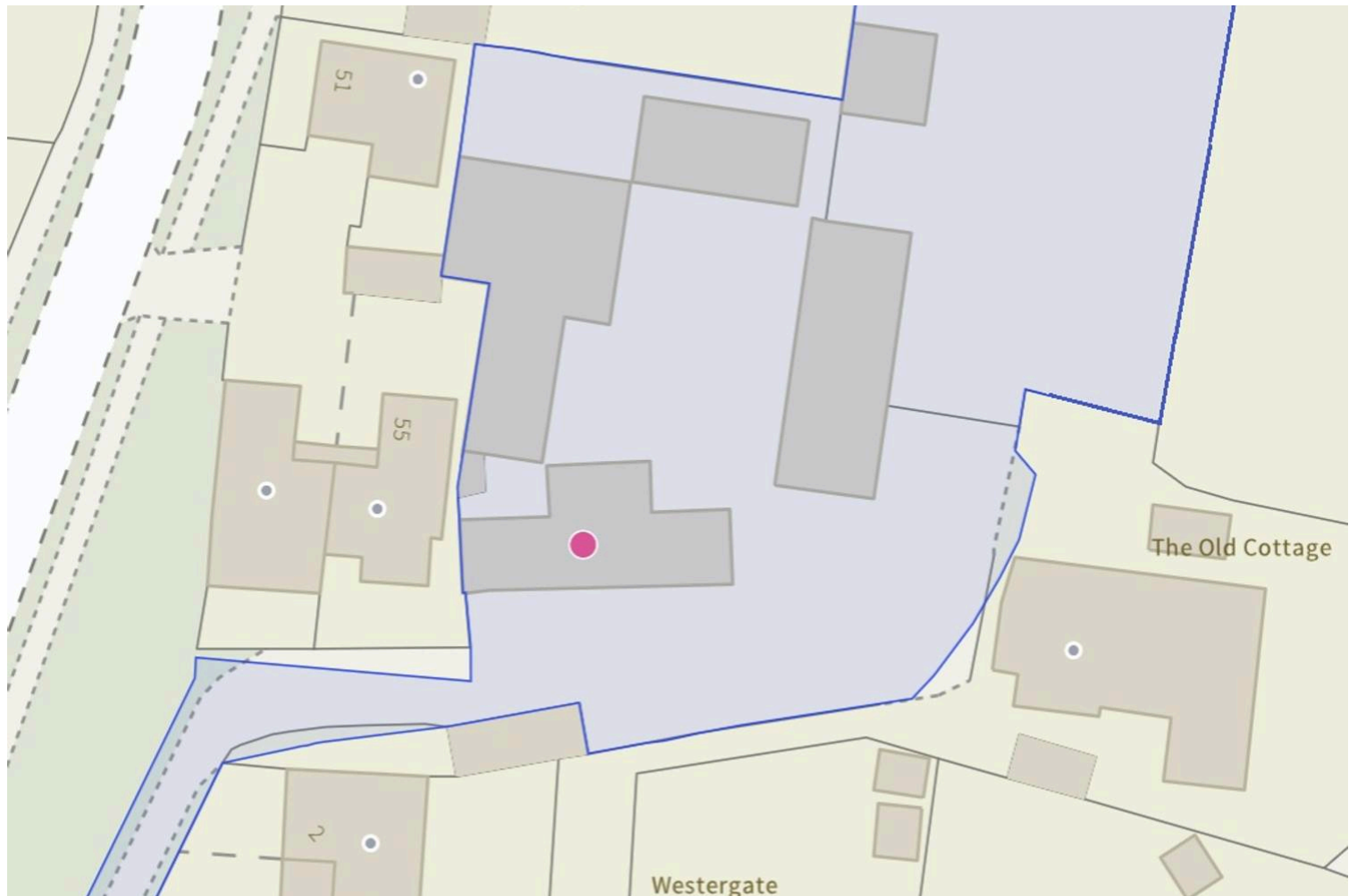




Mike Hammond Motors, Vincents Yard Station Road – BN16 3BA

£650,000 Freehold

Just under 0.5 Acres • Commercial site in residential location • Existing MOT centre and multiple garages and storage sheds on site • Access Road owned as part of the plot • Commercial use or potential residential development (subject to necessary permissions)



Vincent's Yard, Rustington, West Sussex Vincent's Yard comprises a freehold commercial site extending to approximately 1,750 sq m (0.43 acres), positioned within the heart of Rustington Village. The property is offered for sale as a straight freehold disposal with full commercial use in place, providing an opportunity for owner-occupiers, investors or developers seeking a well-located site in an established coastal location. The site currently accommodates a range of buildings totalling a versatile mix of workshop, storage and garage space, generating flexibility for a variety of commercial uses, subject to any necessary consents. Existing Accommodation MOT Centre – approx. 1,200 sq ft Garages – approx. 1,300 sq ft Storage Buildings – approx. 960 sq ft Single Garage – approx. 340 sq ft The configuration of the site, combined with its central village position, offers scope for continued commercial use, asset management, or longer-term repositioning. The site may present future residential development potential, subject to the necessary planning consents, however it is important to note the property is not being sold subject to an option or promotion agreement. Location Rustington is a well-established and affluent coastal village located in West Sussex, positioned between Chichester and Brighton, and forming part of the wider Arun District. The village benefits from a strong local economy, and a thriving independent retail and service sector centred around its busy high street. The area is well connected, with Angmering railway station providing direct services to London Victoria and London Bridge, and the nearby A259 and A27 offering convenient east-west access across the South Coast. This connectivity makes the location attractive for both local businesses and regional operators. From a commercial perspective, Rustington supports a broad mix of occupiers including retail, automotive, healthcare and professional services, underpinned by consistent year-round footfall and a stable trading environment.

Tenure: Freehold

