Robert Luff & Co

Upper Brighton Road, Lancing

Freehold - Price £115,000








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Summary

GUIDE PRICE £100,000 TO £110,000 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.

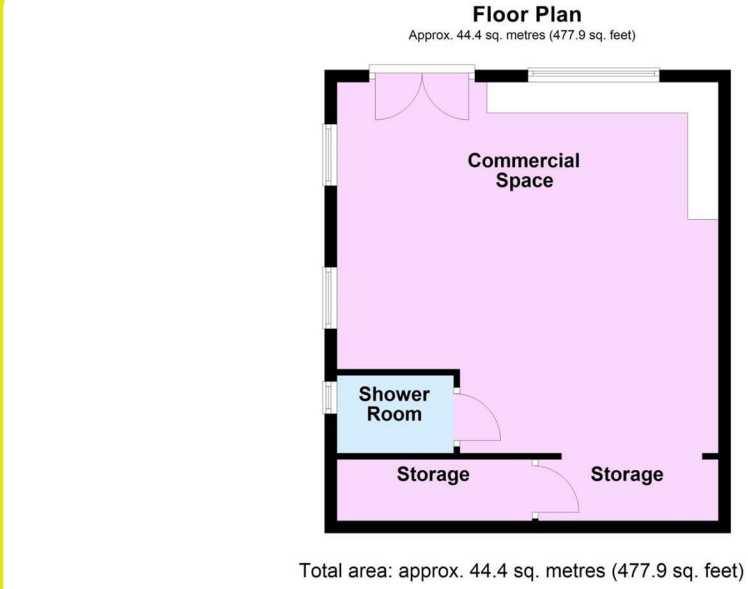
Externally there is a small yard to the front with direct access onto Upper Brighton Road (A27). This is seen as a rare opportunity to acquire a commercial property with prominent roadside presence and viewing is therefore highly recommended.

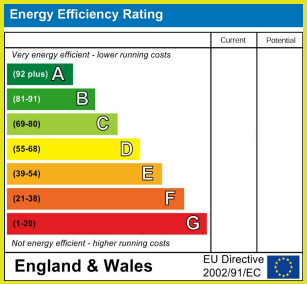
Key Features

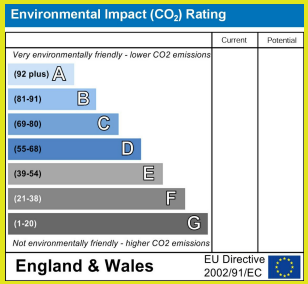
- Ideally Positioned Close To A27
- Decorated & Built To A High Standard
- Outside Space Ideal As A Yard
- Would Suit a Variety of Commercial Uses STNPC
- Ready For Occupation Immediately

Description

Floor Plan







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.