



**SUBSTANTIAL B1 LIGHT-INDUSTRIAL PREMISES FOR SALE**  
6 Elm Grove Lane, Steyning, West Sussex, BN44 3SA

**spratt&son**   
estate agents and chartered surveyors

**DESCRIPTION:**

Spratt and Son Commercial are delighted to bring to the market this excellent opportunity to acquire the Freehold interest of a substantial B1 Light-Industrial premises considered suitable for a variety of different occupiers and possible re-development, subject to obtaining any necessary consents.

The part two storey building has a footprint of approximately 6200 sq ft and a gross internal floor space extending to approximately 8,400 sq ft with accommodation comprising of workshops, laboratory space and offices.

Externally the property benefits from a good size neighbouring car park providing private on-site parking for approximately 20-25 vehicles. The overall site extends to approximately 0.33 acres.

The property is situated within the heart of Steyning, just off the main High Street. Steyning is a popular and affluent rural town approximately 4 miles north of Shoreham-By-Sea, West Sussex. The location offers good transport links to the wider surrounding areas with Shoreham Port, Gatwick Airport and the City of Brighton & Hove all being within a 30 mile radius.

Viewing is strongly recommended, please call for further information.

**More information:**  
**01903 234343**  
**[www.sprattandson.co.uk](http://www.sprattandson.co.uk)**



These particulars are produced in good faith but are set out as a guide only. Accuracy is not guaranteed and they do not constitute any form of contract. They are issued on the understanding that all negotiations are conducted through Spratt & Son. No persons in the employment of Spratt & Son has any authority to make or give any representation or warranty whatever in relation to this property. Any intending purchaser must satisfy themselves by inspection, independent and/or otherwise as to this property.

#### ACCOMMODATION:

##### **GROUND FLOOR:**

Maximum Overall Depth	100'
Maximum Overall Width	66'
Reception	146 sq ft
Workshop/Laboratory Space	3514 sq ft
Offices/Meeting Rooms	1693 sq ft
Kitchen	Unmeasured
Various Small Storerooms	Unmeasured
Approx. Overall Internal Area	6,200 sq ft

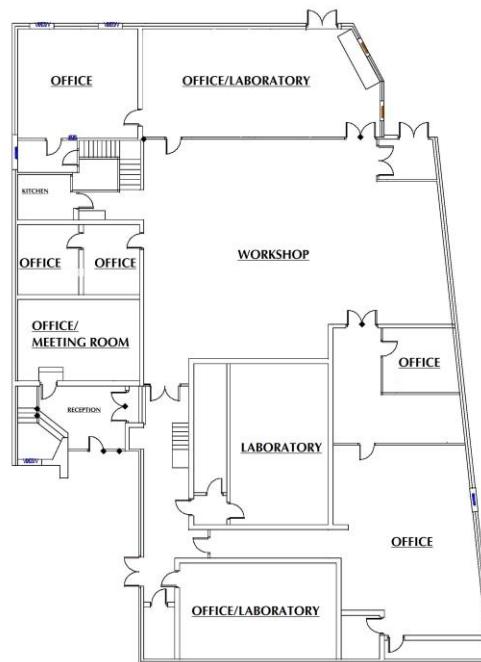
##### **FIRST FLOOR:**

Offices	1560 sq ft
Mezzanine Storage	640 sq ft
Ladies and Gents WC	Unmeasured

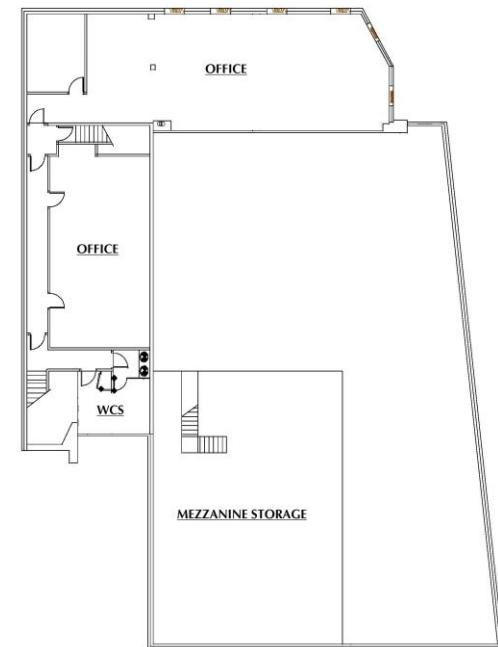
##### **EXTERNAL:**

There is a small forecourt to the front of the building providing parking for approximately 4 cars, whilst the large neighbouring car park offers a further 20 private spaces.

##### **GROUND FLOOR**



##### **FIRST FLOOR**



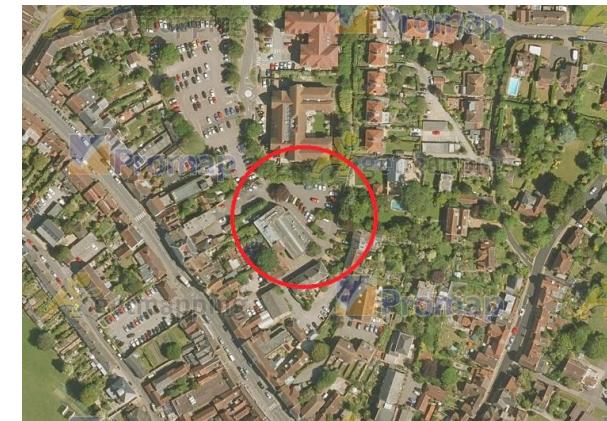
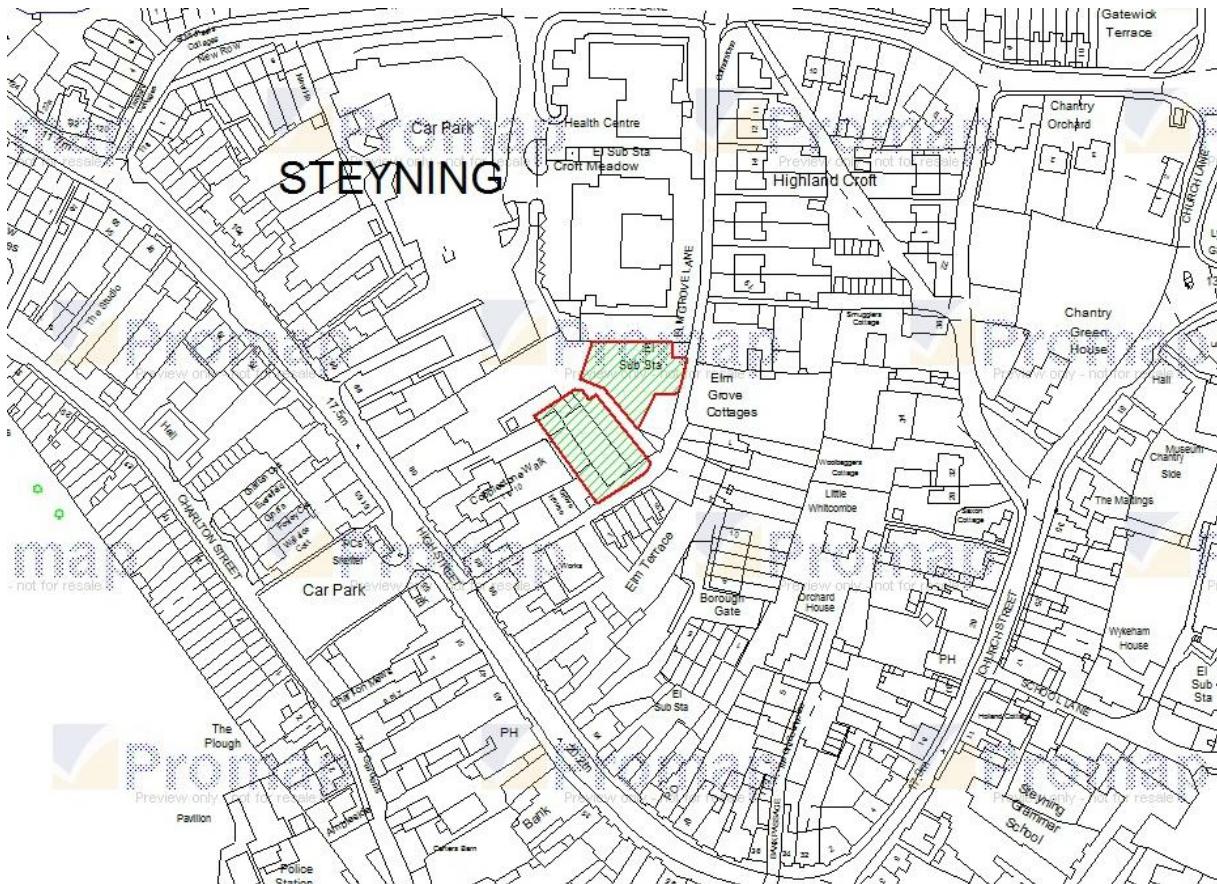
THESE FLOOR PLANS ARE FOR ILLUSTRATION PURPOSES ONLY

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**SITE AND LOCATION PLANS:**



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**TERMS:**

Offers are invited at a Guide Price of £650,000 for the freehold interest with full vacant possession.

Offers are to be submitted in writing no later than Midday on Friday 25<sup>th</sup> January 2019. Offers are to be submitted to the offices of Spratt and Son, 70a Brighton Road, Worthing, West Sussex, BN11 2EN.

**PLANNING PERMISSION:**

We understand that the ground floor has B1 Light-Industrial planning consent. We would recommend that interested parties make their own enquiries regarding planning permission prior to entering into an agreement.

Interested parties should note that the car park is subject to an overage agreement with Horsham District Council ending on 17<sup>th</sup> March 2045. Full details are available upon request.

**VAT:**

Prospective purchasers should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

**RATES:**

The Rateable Value for the property is £38,750.

Interested parties are advised to make their own enquiries as to the Rates Payable.

**ENERGY PERFORMANCE CERTIFICATE:**

To follow

**VIEWING:**

Strictly by appointment through agents, Spratt & Son

**01903 826911**



**More information:**

**01903 234343**

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