



Car Showroom with Large Road Frontage, Workshops & Extensive Parking – May Suit Other Uses (STPC)

3 North Lane, East Preston, West Sussex, BN16 1BN

To Let £70,000 per annum or For Sale IEO £1.5 million

Michael
Jones
& Company

North Lane, East Preston, West Sussex, BN16 1BN

Location

The property is on North Lane just off the Roundstone bypass (A259) at the junction of Roundstone Lane, Old Worthing Road and Worthing Road. East Preston is approximately 5 miles west of Worthing town centre and approximately 3 miles east of Littlehampton town centre. East Preston is a small but very affluent area situated on the popular West Sussex coastline. Situated approximately 50 miles south of London approximately 14 miles to the west of Brighton. Major nearby roads include the A27, A259 and A24 with Angmering railway station running services direct to London Victoria with a journey time of approximately 90 minutes. Nearby commercial occupiers include Haskins Garden Centre, Hobbycraft, Premier Inn, Asda Superstore and Caffyns Audi (under construction).

Description

The premises comprises of a car dealership with showroom, workshop, paint spray, valeting garage, ancillary offices, forecourt and extensive car parking.

The site has an area of approximately 0.50 of an acre (0.23 hectares). The site benefits from a frontage to North Lane and East Preston railway crossing of 160 ft (50 metres). There is direct access from and to North Lane, with side driveway leading to rear extensive car park. The property benefits from the following:

- **Five Ramps plus MOT Bay**
- **Spraypaint Booth/Oven**
- **Four Roller Shutter Doors to Main Workshop**
- **New Air Con in Showroom**
- **Approx 35 Car Sales Forecourt**
- **Mezzanine Floor/Storage/Staff Area**
- **Ladies & Gents WC's**
- **Valeting Garage**
- **New Flat Roof to Showroom**
- **Extensive Car Park to Rear**

Accommodation

Showroom	3100 sq ft
Main Workshop	3700 sq ft
Rear Spray Unit	355 sq ft
Garage	300 sq ft
FF Mezzanine Storage	1400 sq ft

Total Area **8855 sq ft**

Site Area approx **0.50 of an acre.**

Tenure

The property is available to let at a rent of £70,000 per annum on a new lease to be negotiated and agreed. Alternatively the site could be purchased freehold for in excess of £1,500,000.



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Business Rates

The property has a rateable value of £42,000 making the rates payable approximately £20,000 per annum. Interested parties are advised to contact Arun District Rates Department on 01903 737752.

Agents Note

The property has been used as car sales and workshop since 1908 and accordingly been an established location for over 100 years. Hares of Sussex currently occupies the site where there is opportunity for a dealership to take over the fully equipped workshop at no premium. Alternatively other uses would be considered and the site offers an excellent retail display frontage and forecourt.

Price

Rent £70,000 per annum or sale in excess of £1.5m freehold.

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

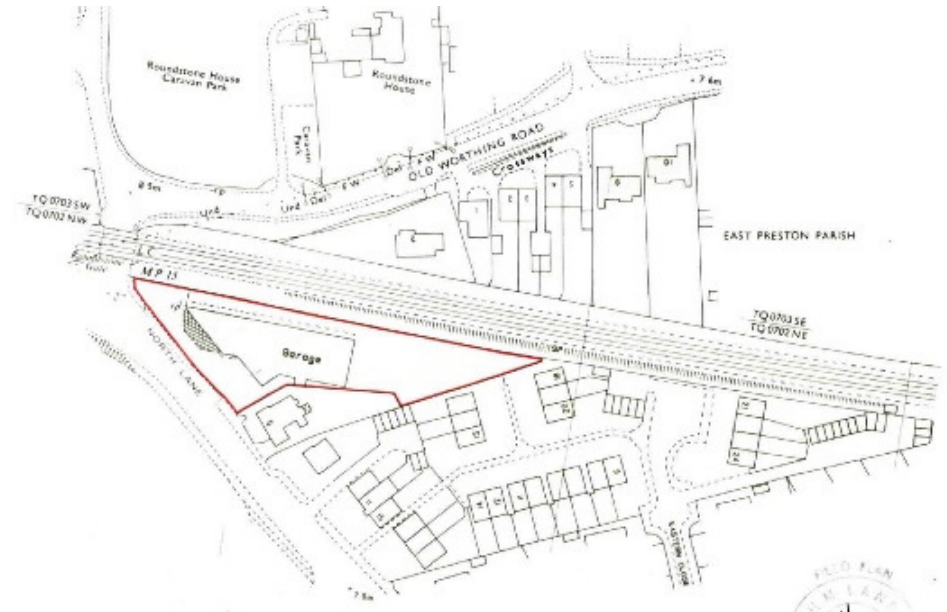
Viewing

Strictly by appointment through Michael Jones Commercial.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement



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