

TO LET OR FREEHOLD FOR SALE

MOTORTRADE/INDUSTRIAL PREMISES

OFF MAIN A24/TOWN CENTRE ADJACENT MAIN DEALERSHIP

In all approx 7,718 sq ft (667 sq m)



**Former A E Ledger Coachworks
16 Bashfords Lane
Worthing
West Sussex BN14 8AF**

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
giulianosantoro@astonrose.co.uk

Investment
kenmorgan@astonrose.co.uk

Building Consultancy
jamescoulling@astonrose.co.uk

Sales, Lettings & Acquisitions
paulbrierley@astonrose.co.uk

Landlord and Tenant, Rating
johnwilliams@astonrose.co.uk

Valuation
duncanpreston@astonrose.co.uk

Location

The is located in central Worthing, off the main A24 Broadwater Road, close to the northern approach of Broadwater Bridge.

The property is situated directly behind a Citroen main dealership and is accessed via Bashfords Lane.

Description

The property comprises a series of interconnecting workshops arranged around a central courtyard with direct access off Bashfords Lane. The premises have had a long established use as motortrade but are considered suitable for other industrial trades (STP).

The layout includes a fitted reception, office accommodation arranged over ground and first floors and various storerooms.

The workshops are accessed via both loading and personnel doors and offer a number of vehicle bays. The workshops are of a generous size and currently fitted for motortrade use with a selection of vehicle pits/hydraulic vehicle ramps and Junair spray booths.

Externally, parking bays are provided for customers.

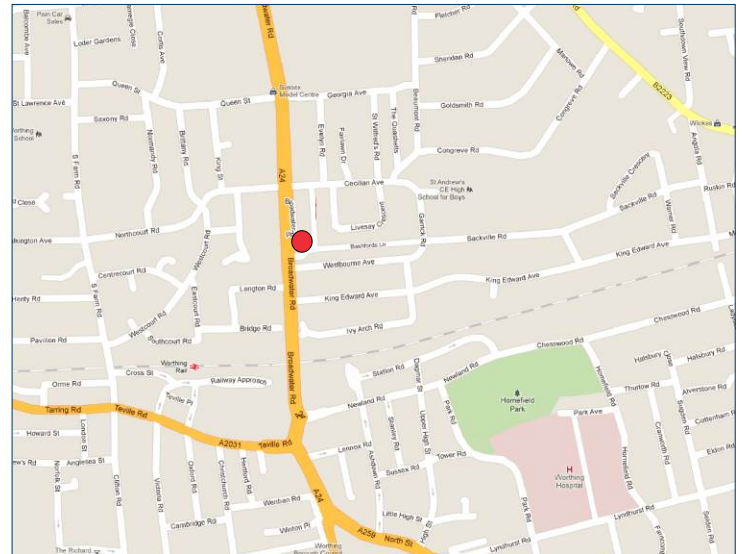
Specification:

- Customer reception
- Office accommodation
- Diagnostic Equipment (untested)
- Vehicle Hoist (untested)
- Secure yard area
- WCs to offices and workshops
- Fitted professional spray booths

Floor Area (Approx Net Internal)

South Workshop	2,519 sq ft	234 sq m
West Workshop	1,475 sq ft	137 sq m
Rear Workshop	2,497 sq ft	232 sq m
Offices/Reception	452 sq ft	42 sq m
External Store	235 sq ft	21.9 sq m

Total Approx 7,178 sq ft 667 sq m



Terms

Freehold for sale - £385,000

To let - on a new full repairing and insuring lease for a term to be agreed. Rent £29,500 pa exclusive. A rent deposit may be required dependent on tenant status.

VAT

Interested parties are advised to check the implication of VAT on the purchase price and rent.

Business Rates

We are informed that the rateable value is £16,250 with rates payable for 2011/12 at approximately £6,900.

Legal Costs

Each party to pay their own costs incurred in the letting or sale of the premises.

Viewing

Strictly by appointment through sole agents Aston Rose:

Paul Brierley on 01903 507751
paulbrierley@astonrose.co.uk

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


Aston Rose offers a wide range of professional property services, including the following:


 **Property Management**
giulianosantoro@astonrose.co.uk

 **Investment**
kenmorgan@astonrose.co.uk

 **Building Consultancy**
jamescoulling@astonrose.co.uk

 **Sales, Lettings & Acquisitions**
paulbrierley@astonrose.co.uk

 **Landlord and Tenant, Rating**
johnwilliams@astonrose.co.uk

 **Valuation**
duncanpreston@astonrose.co.uk