



Units 1 – 3, Lincoln House
44 Lincoln Avenue, Peacehaven, BN10 7JU

TO LET / FOR SALE

STANDALONE L-SHAPED PREMISES WITH SECURE YARD

Size from 563 sq ft - 2,111 sq ft

Key Features:

- Open plan accommodation
- Secure good sized yard
- Ample parking on and off street
- 100% business rates relief (STS)
- Suitable for a variety of uses
- Rent £25,000 per annum
- Offers invited for the freehold interest in the region of £350,000





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Location

The property is situated on the western side of the Lincoln Avenue in Peacehaven. The main commercial retail thoroughfare in Peacehaven on the South Coast is about a mile to the south and include a Sainsbury's convenience store, Barclays Bank, numerous estate agents and other local based businesses and amenities serving the surrounding area. Peacehaven is approximately 6 miles east of Brighton city centre.

Accommodation

The subject property comprises a single storey L-shaped and interconnecting workshop / office building. It is set back from Lincoln Avenue, with a good sized secure yard and parking provisions to the front. The property benefits from:

- Grey painted concrete floors
- Painted white washed solid walls
- Strip lighting
- Kitchenette
- 3 double door entrances
- 3 personnel entrances
- Double glazed UPVC windows
- Wall mounted power
- 3 phase
- Intruder alarm
- 1 x WC
- Ceiling height of c. 2.8m

EPC

E(121)

The property has the following approximate Gross Internal Areas (GIA):

Units	Sq Ft	Sq M
Unit 1	1,056 sq ft	98.10 sq m
Unit 2	492 sq ft	45.71 sq m
Unit 3	563 sq ft	52.29 sq m
Units	2,111 Sq Ft	196.10 Sq M

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

Offers are invited in the region of £25,000 per annum, exclusive for the whole.

Offers are invited in the region of £350,000 for the freehold interest.

Business Rates

Rateable Value (2017): £10,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the joint agents Flude Property Consultants

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH