

COMMERCIAL INVESTMENT/DEVELOPMENT/OCCUPATION OPPORTUNITY

SITE AREA 0.11 acres - 4,400sq.ft yard + buildings



Oakley

Your Sussex Property Expert



FOR SALE

1A/B Cecil Road, Lancing, West Sussex BN15 8HN

- Vacant possession available
- Part let & producing £9,600pax
- Redevelopment potential for residential or alternative commercial uses (STP)
- Potential to occupy former motor trade building
- Potential for alternative Class E occupiers
- One lease in place (ex 54 act)

Commercial & Residential Property throughout Sussex
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LOCATION

The site is in Lancing, a popular coastal town with a population of approximately 20,000. Lying 3 miles from Worthing & 7 miles from Brighton, Lancing benefits from good coastal road links via the A259 & A27, a mainline railway link and regular bus services to the local area. Cecil Road is just off the seafront and can be accessed from Penhill Road or South Street.

See location plan overleaf.

DESCRIPTION

This commercial site has been used for many years as a mix of workshop and storage uses primarily relating to the motor trade. The vacant rear unit (1a) comprises a ground floor workshop centre with first floor storage & WC facilities, together with a large secure yard.

The front unit (1b but also known as Unit 2) is a former Bakehouse but is currently used for storage purposes and is let on the terms shown overleaf. Each have their own electricity & water supply and are responsible for their own business rates. Both units are accessed via a shared tarmac driveway with off road parking.

The use of the main building and yard is not affected by the occupation of Unit 1b.

The site has the potential for redevelopment for either residential or commercial units, subject to necessary consents. Alternatively, the purchaser has the option to keep the current lease in place and maintain and improve the investment return or alternatively obtain vacant possession to facilitate occupation for another occupier, their own company or redevelopment.

An indicative residential layout is shown overleaf.

TENURE

The site is held under three titles but is under the same ownership. The freehold is available subject to the existing tenancy.

GUIDE PRICE

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

VAT

VAT will not be chargeable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

Unit 1a has an EPC rating of **C-71** and Unit 1b has an EPC rating of **B-49**.

BUSINESS RATES

The Rateable Value from April 2026 provided by the Valuation Office Agency www.voa.gov.uk is **£6,000** for Unit 1a, and **£5,500** for Unit 1b.

PLANNING

It is believed that the commercial units have Class E consent. Purchasers are advised to satisfy themselves in respect of planning permissions required.

VIEWING ARRANGEMENTS

Strictly by appointment through sole selling agents, Oakley Property.



Steven Harvey

01273 645 772

steven@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882

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ACCOMMODATION SCHEDULE

Unit number	Tenant	SQ.FT	SQ.M	Lease start	Term	Break date	Rent (PCM)
Unit 1a	Vacant	1,150 total (inc 190 on first floor)	107				£1,600 (ERV)
Unit 1b (Unit 2)	Lancing Glass Works Ltd	828	77	22/08/2023	6 months	Rolling 3-month notice both sides	£800
Yard area	Vacant	2,422	225				
Total area		4,400	409			Total rent potential	£28,800pax (ERV)

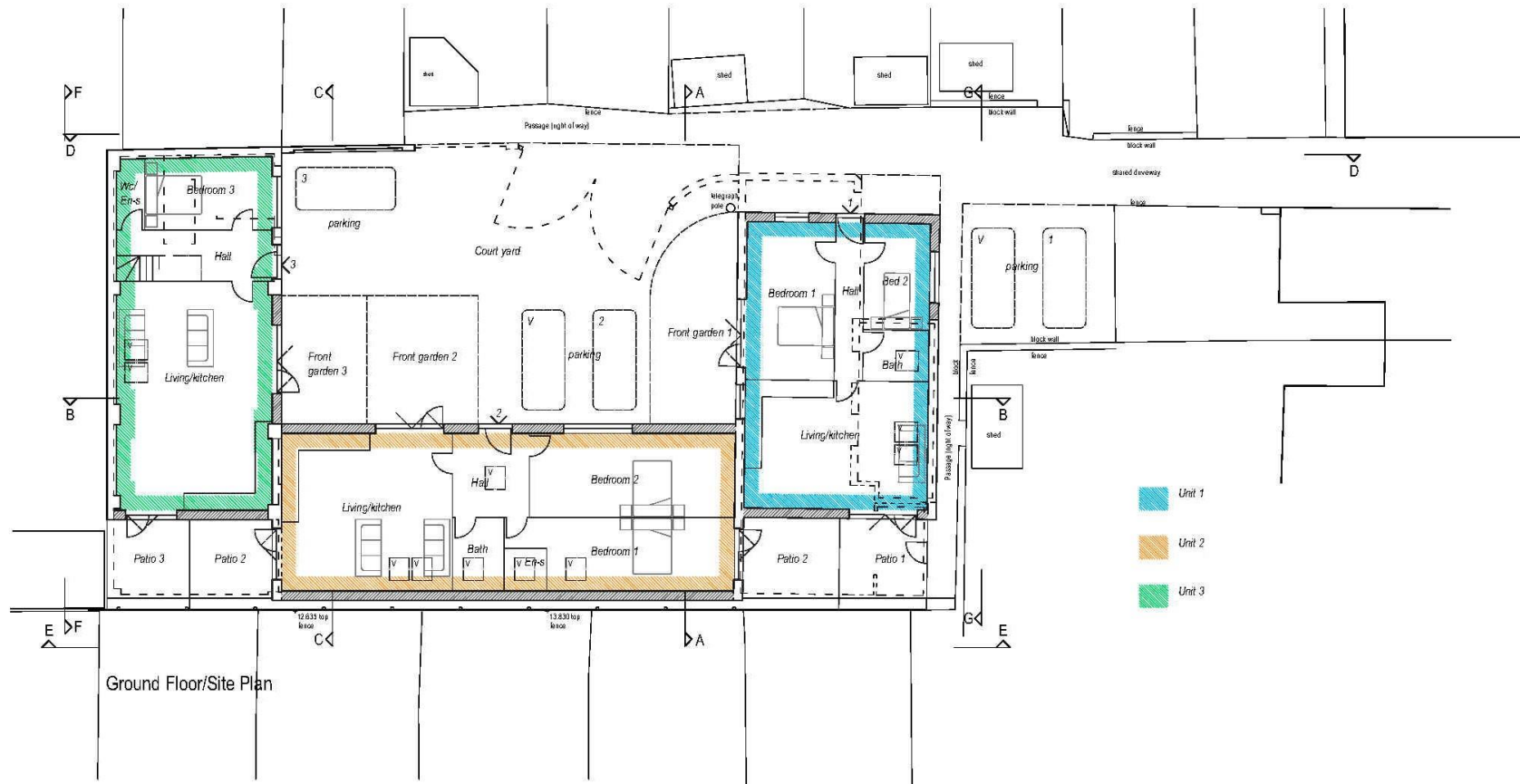
The existing lease is excluded from the 1954 L&T act.



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Indicative Residential Scheme



All images, maps, plans and boundaries are for reference purposes and not to scale.

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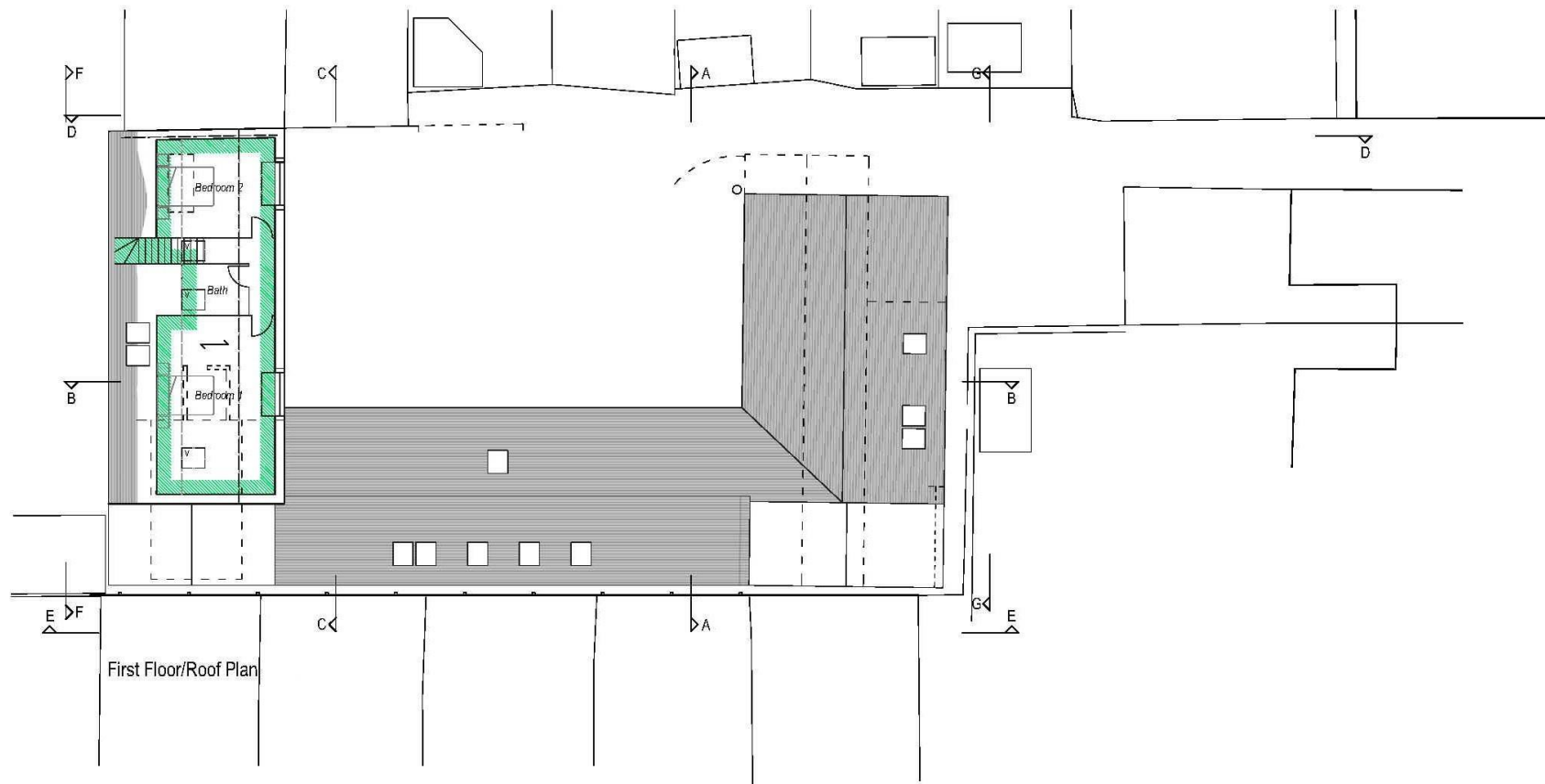
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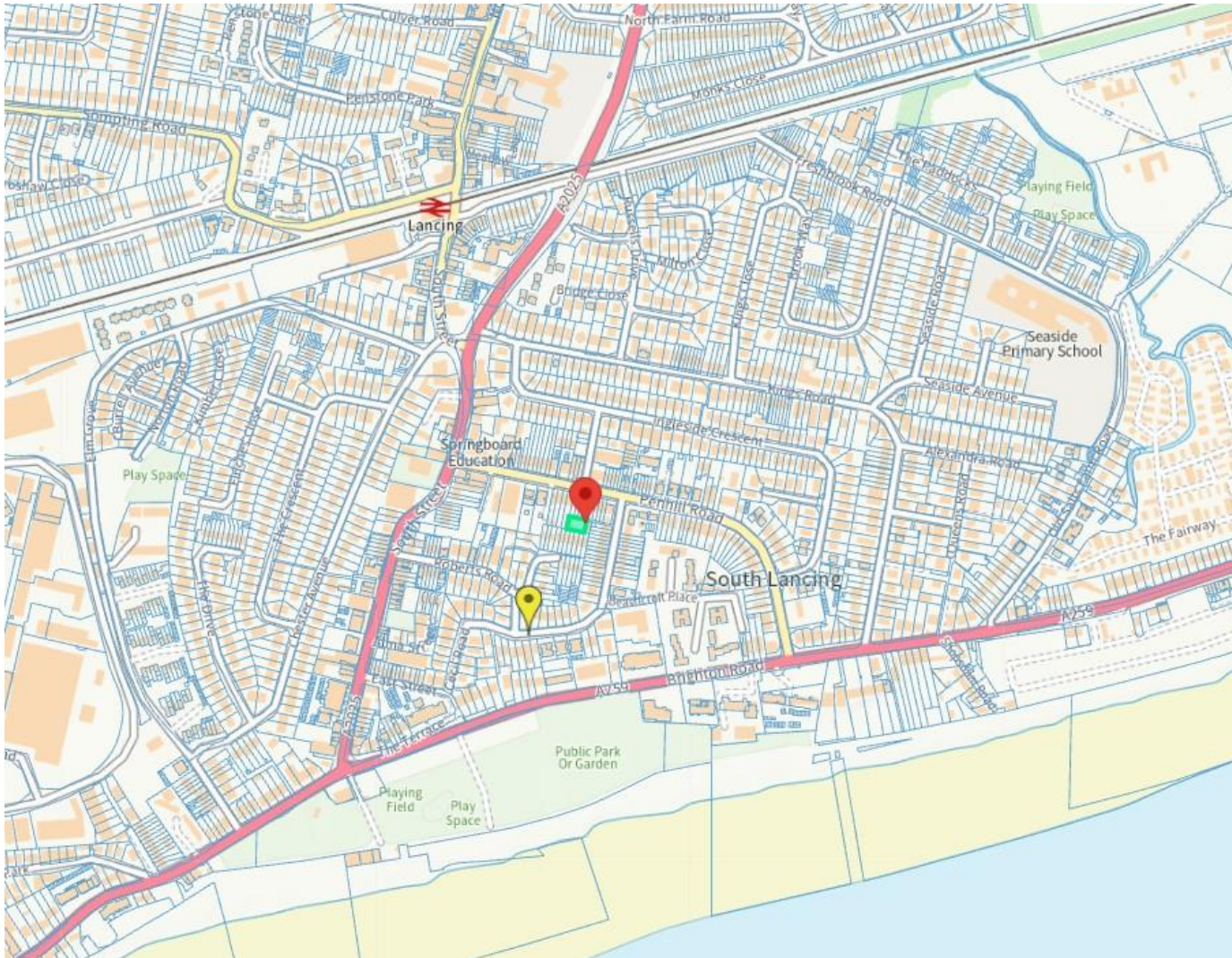
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Please note the vendor does not own the access road but has rights over it.
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