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PROPERTY
WORK

SHW

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FOR SALE

DEVELOPMENT/OWNER OCCUPIER OPPORTUNITY

Former Lancing Police Station, 107-111 North Road, Lancing, West Sussex, BN15 9BB

DESCRIPTION

- Vacant former police station over 2 storeys plus garage.
- Extensive car park.
- 0.35 acres (0.14 hectares).
- Scope for alternative uses including residential STPP.
- Ideal for owner occupiers.

LOCATION

- Seafront 1 mile south.
- 0.5 miles to Lancing railway station.
- Monks Recreation Ground to the rear of the site.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
GROUND FLOOR	1,735	161.2
FIRST FLOOR	1,635	151.9
TOTAL (Excluding Garage)	3,370	313.1

PRICE

Offers in the Region of £850,000.

DATA ROOM

To view the data room click [here](#)

RATES

The 2023 Rateable Value is £34,590.

VAT

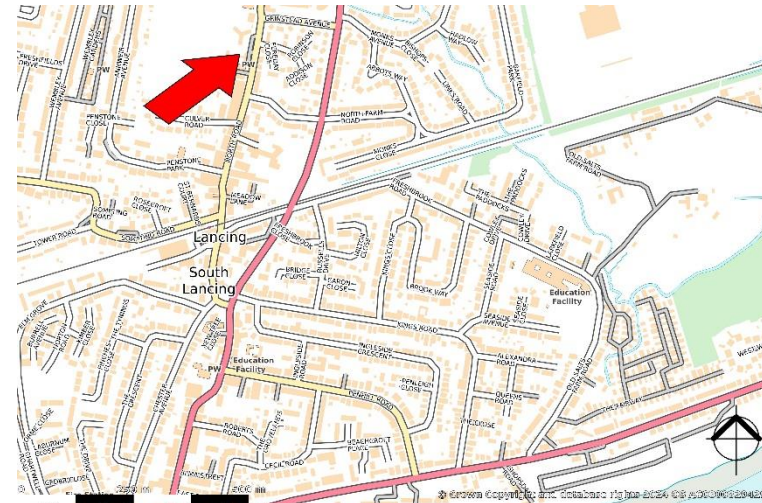
The property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC Rating of D.



VIEWINGS:

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