

FREEHOLD INVESTMENT

Currently producing £18,960 pa ex

FOR SALE



80 & 80A HIGH STREET

SHOREHAM-BY-SEA BN43 5DB



01273 321 123

GSP.UK.COM

Location

Situated in the heart of Shoreham High Street and close by to Shoreham-by-Sea station, Brighton City Airport and Shoreham seafront. Traders include The Bridge, Domino's Pizza, Boots and Co-op Food.

Accommodation

A unique opportunity to purchase this mixed-use property occupying a prominent position on Shoreham High Street. The property comprises ground floor commercial shop and cellar (cellar not accessible) with self-contained one bedroom flat. The flat entrance is accessed via a shared alley with the landlord required to contribute a proportion towards the maintenance of the alleyway.

Terms

Offers are invited in the region of £310,000 for the freehold interest of the property (subject to existing tenancies).

		Income	
SHOP			
Ground Floor :	391 ft ² / 36.3 m ²	Let to The Scanning Room Ltd for a term of 7 years, expiring 29 th September 2026. There is a rent review on 30 th September 2024. Security is by way of a personal guarantor and rent deposit of £2,700.	£10,800
Store:	39 ft ² / 3.6 m ²		
Total Accommodation:	430 ft ² / 39.9 m ²		
FLAT			
First floor self-contained flat with living room, kitchen, bathroom and double bedroom.		Let on an AST producing £680 pcm. Council Tax Band B.	£8,160
Total Annual Income			£18,960

EPC Rating Shop: To be assessed Flat: D 58

Rateable Value £12,750

Viewing by strict appointment with sole agent **Graves Son & Pilcher LLP**

measurements are approximate

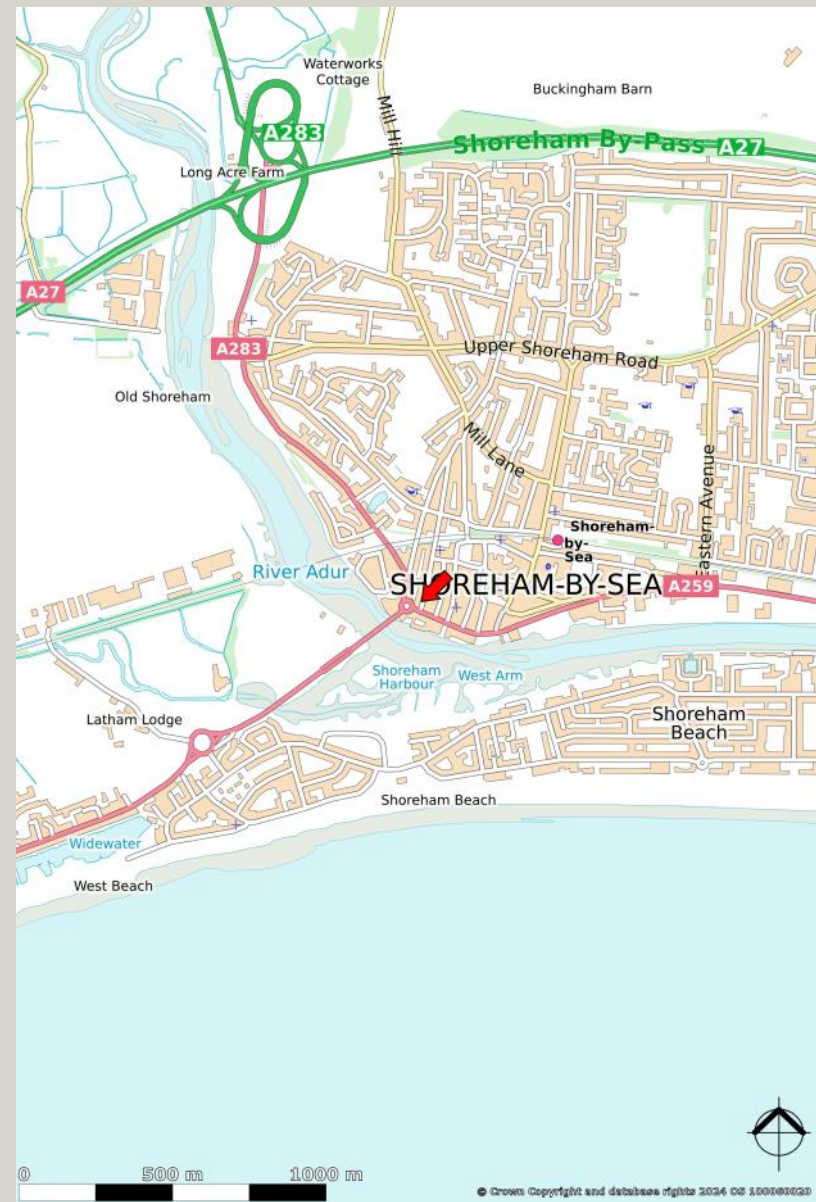
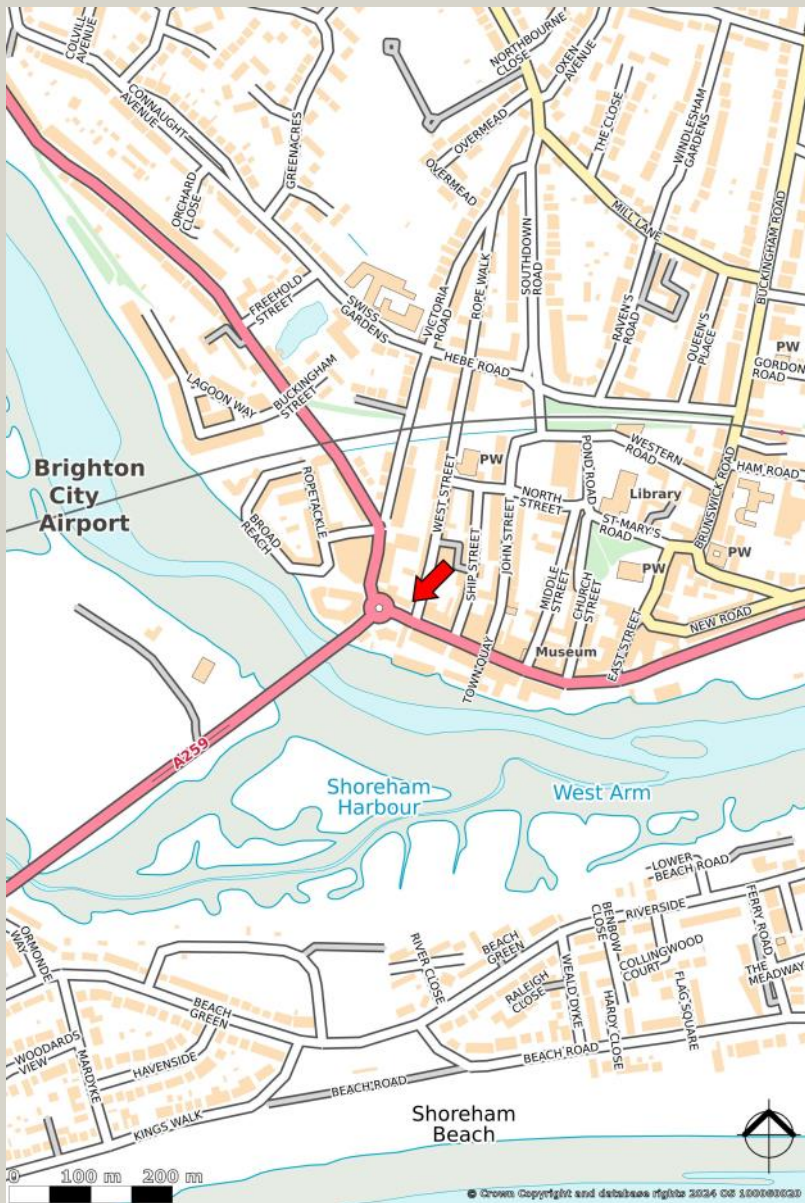


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