



Substantial Grade II Listed Building Freehold For Sale

St Mary's House
St Mary's Road, Shoreham by Sea,
BN43 5ZA

Development, Investment
FOR SALE

3,780 sq ft
(351.17 sq m)

- Substantial Grade II Listed building
- Forecourt parking
- Large rear garden
- Potential to convert into residential accommodation, subject to necessary planning consents

St Mary's House, St Mary's Road, Shoreham by Sea, BN43 5ZA

Summary

Available Size	3,780 sq ft
Price	Offers in the region of £500,000
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

REQUEST FOR BIDS – SUBJECT TO CONTRACT - 12pm on Friday 15th May 2026

A rare opportunity to purchase this substantial Grade II Listed building situated on a large site with front forecourt parking and large rear garden, and located in a prime position on St Marys Road, Shoreham. The property is mostly vacant but benefits from a tenant in rooms 5-9. The property offers the potential to convert into residential accommodation, subject to necessary planning consents

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Lower Ground Floor	848	78.78
Ground Floor	1,156	107.40
1st Floor	1,122	104.24
2nd Floor	654	60.76
Total	3,780	351.18

Location

Situated on St Marys Road, Shoreham-By-Sea within the jurisdiction of Adur and approximately 5.7 miles to the west of central Brighton and Hove. The property is within the commercial area of the town centre, occupying a central position and close to East Street. Shoreham-By-Sea railway station is in close proximity and only a short walk away.

Terms

Offers are invited in the region of the £500,000 for the freehold interest of the property (subject to existing tenancy).

Tenant

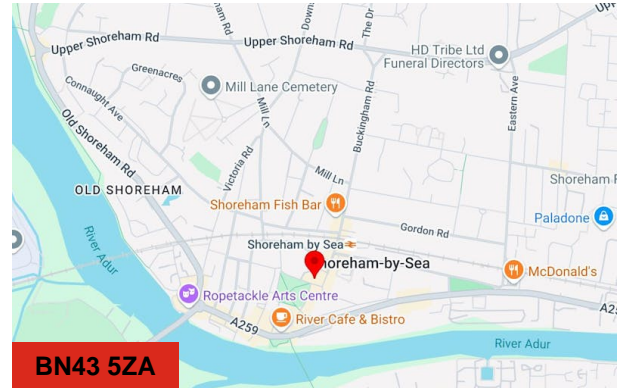
Let to Maxwell-Deen Dentistry Ltd and held on an effective full repairing and insuring lease inside LTA 1954 for a term of 15 years from 6 May 2014. The current passing rent is £9,000 per annum exclusive.

Rateable Value

Rooms 1-4 - £8,500
Rooms 5-9 - £7,900
Rooms 10-11 - £2,800
Room 12 - £1,800
Room 13-18 - £11,250
Room 20-24 - £7,500

EPC's

Rooms 5-9 – B 83
Rooms 13-18 – D 81
Rooms 20-24 – B 92



Viewing & Further Information



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