



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

www.gsp.uk.com

Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

ON THE INSTRUCTIONS OF ADUR FURNITURE NETWORK LTD

Adur Furniture Network Ltd was constituted as an Industrial and Provident Society when it was established around 30 years ago. Since then legislation has brought I & Ps within the remit of The Co-operatives and Community Benefits Societies Act 2014

BUSY MAIN ROAD LOCATION FREEHOLD SHOP PREMISES TWO ADJOINING SHOPS • 1500 ft² / 139 m² FREEHOLD FOR SALE



378 - 380 BRIGHTON ROAD, SHOREHAM BY SEA, WEST SUSSEX, BN43 6RE

Situated in a prominent roadside position fronting the main A259 Coast Road (see location plan attached). Shoreham town centre, the harbour, train station, shopping and various leisure facilities are within walking distance.

The premises comprise a vacant adjoining shop premises and residential upper parts (sold on long leases). The accommodation is arranged as follows:

Ground Floor	sales area, ancillary storage, kitchen area frontage 35'9 WC	in all	<u>1,500 ft² / 139 m²</u>
Residential Upper Parts	(sold on long leases for a term of 125 years from 1996)		

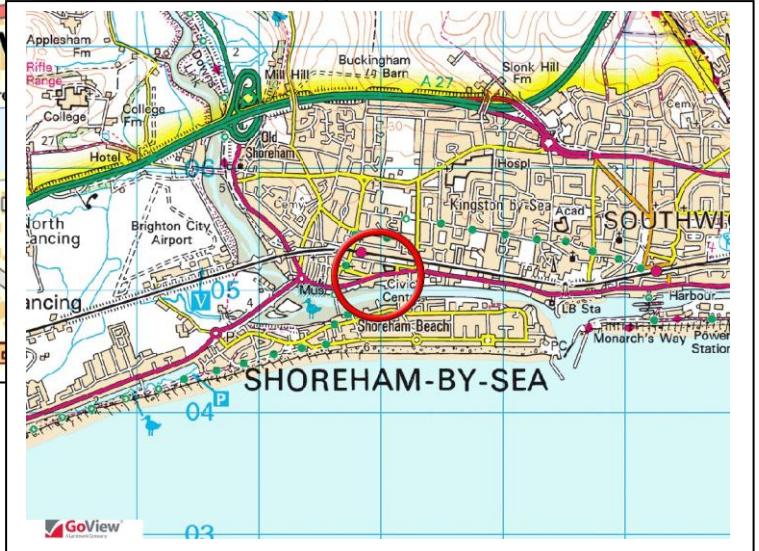
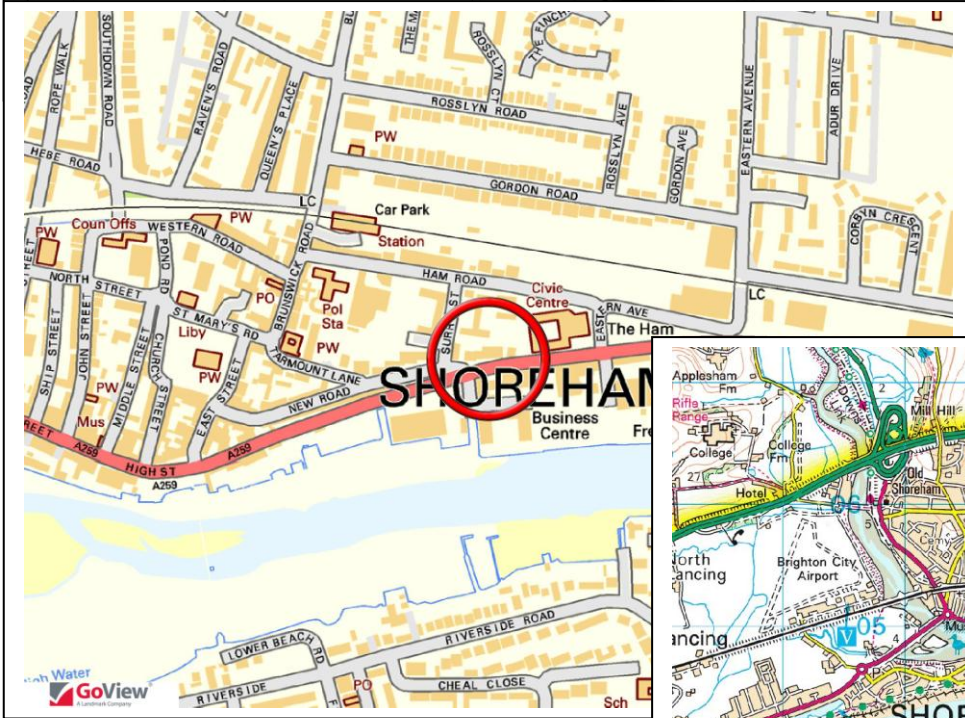
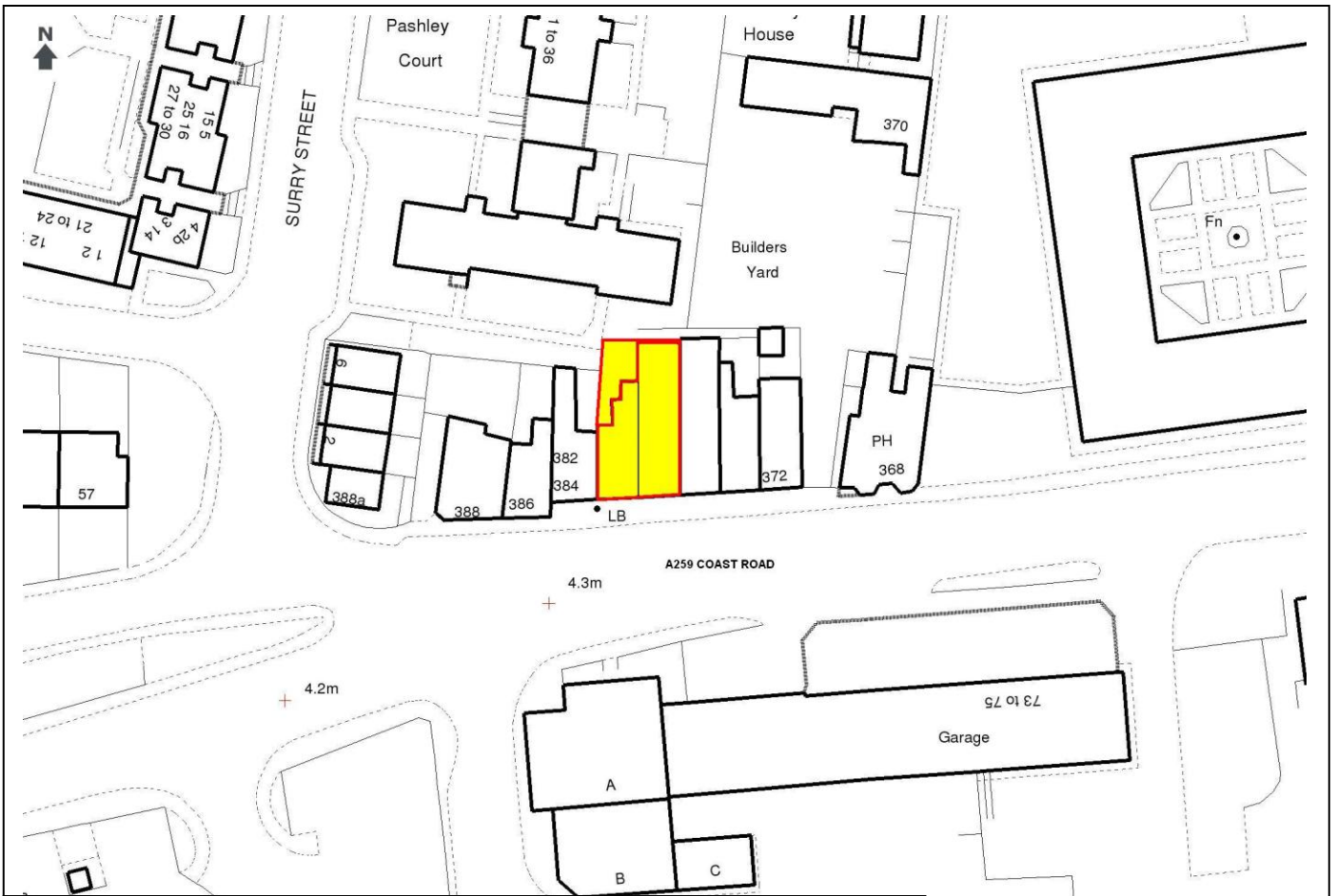
All measurements are approximate

Services not tested

Rateable Value: £12,250

Offers are invited in the region of **£150,000**
for the **FREEHOLD INTEREST** (with vacant possession of ground floor)

Viewing by appointment with **SOLE AGENT, GRAVES SON & PILCHER LLP**



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

Reproduced from the Ordnance Survey map with the Sanction of The Controller of H.M. Stationary Office, Crown Copyright Reserved. Licence No. ES74373E0001.



Energy Performance Certificate

Non-Domestic Building



378-380 Brighton Road
SHOREHAM-BY-SEA
BN43 6RE

Certificate Reference Number:
9650-3017-0149-0700-4691

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

45

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 180
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 63.21

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built

61 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.