



Freehold For Sale

268 Upper Shoreham Road
Shoreham by Sea, BN43 6BF

Investment
FOR SALE

485 sq ft
(45.06 sq m)

- Mixed use - ground floor shop with one bedroom flat above
- Large garden with detached garage
- Income producing
- Lease available on request

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Summary

Available Size	485 sq ft
Price	Offers in the region of £265,000
Rateable Value	£4,650
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprise ground floor retail unit with utility room, WC, room plumbed for shower, double doors leading to garden. 1st floor one bedroom flat with kitchen, living room, bathroom, landing with loft access.

The property also has the benefit of a large garden with a detached garage to the rear.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Shop	485	45.06
Total	485	45.06

Location

The premises are located within a mixed parade of retail and food outlets alongside the Upper Shoreham Road approximately 15 minutes walk from Holmbush Shopping Centre.

Nearby occupiers include a Post Office and Convenience Store. Larger retail stores can be found at the Holmbush Shopping Centre including Tesco Supermarket, Marks & Spencer, Next and Timpson.

Tenancy Information

Shop and First Floor Flat – Let on a commercial lease to private individual for a term of 20 years from 20th April 2022. Current passing rent is £18,500, Rent Reviews April 2027, 2032 & 2037.

The total annual income for the building is £18,500

N.B. Copy of lease available on request.



Viewing & Further Information



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