



68/68a High Street | | Shoreham-By-Sea | BN43 5DB



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£320,000

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Warwick Baker Estate Agents are delighted to offer to the market a fantastic Freehold investment.

The building consists of a mid-terrace property; with the ground floor shop of approximately 58.2 sq.m (626 sq.ft Net Internal) with its own yard (covered over by tenant).

There is a self-contained one bedroom flat over with its own access from Ship Street.

Situated on the Northern side at the western end of Shoreham High Street (A259). Nearby occupiers include The Original Factory Store, Boots and The Co-Op.

GROUND FLOOR

LEASE

The premises are let on a Full Repairing & Insuring Lease to an Undertakers (Mutual Services (Portsmouth) LTD.) for a term of 5 years from the 24th June 2019 at an annual rent of £13,500 p.a.x. The Rateable Value is £7,800

Viewing through Sole Agent
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FIRST FLOOR

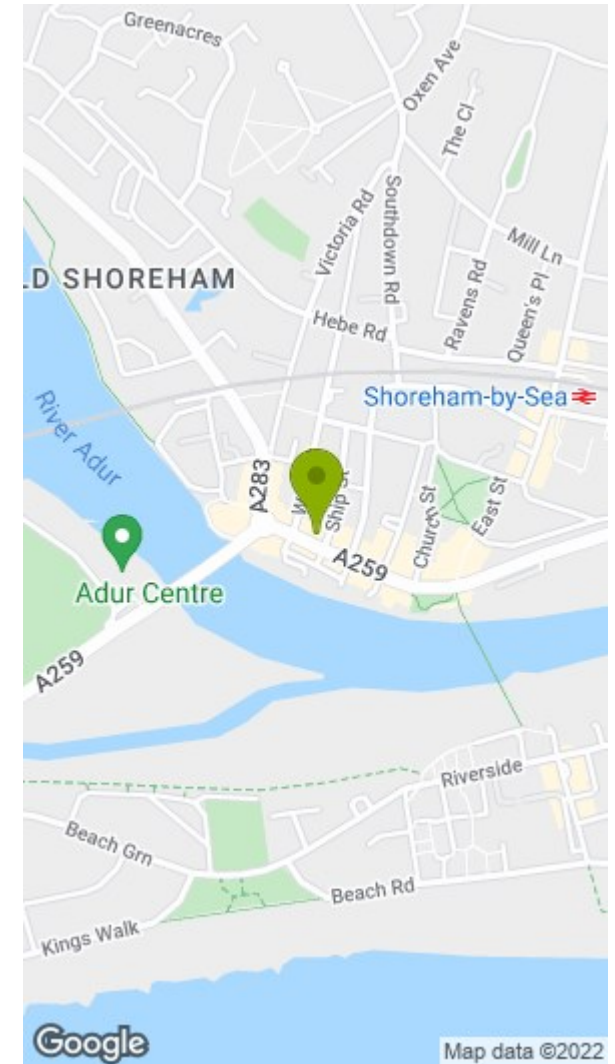
The flat is let on an assured shorthold tenancy. The Tenant has been resident for many years and the current rent is £725 p.c.m.x

EPC

Energy Rating E

The combined annual rent is
£22,200 per annum exclusive

The Freehold Investment is for sale
for £320,000



Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	67	England & Wales
		52	EU Directive 2002/91/EC