



FOR SALE

SHW

**RETAIL AND RESIDENTIAL INVESTMENT WITH SIGNIFICANT REFURBISHMENT
AND DEVELOPMENT POTENTIAL**

26, 27 East Street 3,5,7,9,11,13,15 & 19 New Road, Shoreham-by-Sea, West Sussex, BN43 5ZD

**MAKING
PROPERTY
WORK**

SHW.CO.UK

LOCATION

- Shoreham is 7 miles to the west of Brighton and Hove
- Population 2011 Census 20,550 people
- Within the historic town centre
- Good access to local amenities, public open spaces including the Church of St Mary De Haura, Shoreham Harbour, the pedestrianised High Street and local pubs and restaurants
- Shoreham railway station only 10 minutes walk
- A27 South Coast Trunk Road approximately 2 miles distant
- Train services to London Victoria from Shoreham travel time fastest 1 hour 20 minutes

DESCRIPTION

Mixed use freehold portfolio of traditionally built shops with self contained flats over plus 5 x 2 storey houses with car parking and 12 garages.

TOWN PLANNING

Visit our dataroom at <http://property.shw.co.uk/EastStreetShoreham/Overview> for the recent planning history including planning consent reference (expired ADC/0485/O8) permitting the development of four town houses within the existing car park with associated garaging.

The maisonette over 26/27 East Street is incorporated in the same proposals allowing its conversion from a single exceptionally large flat to four self contained one bedroom flats.



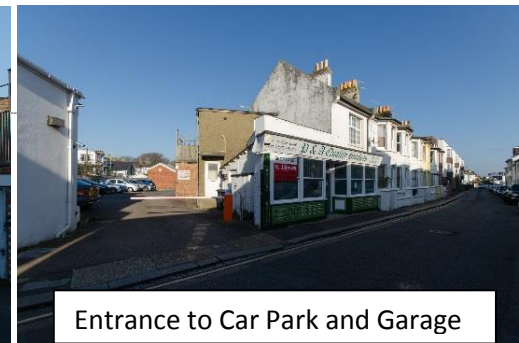
7/9 New Road



Adjoining Shops



Car Park and Garages



Entrance to Car Park and Garage



Rear of 26/27 East Street



Garages



VIEWINGS – 01293 441300

Peter Coldbreath t: 01293 441309 | e: pcoldbreath@shw.co.uk

Charles Bramly t: 01273 876219 | e: cbramly@shw.co.uk



SOCIAL

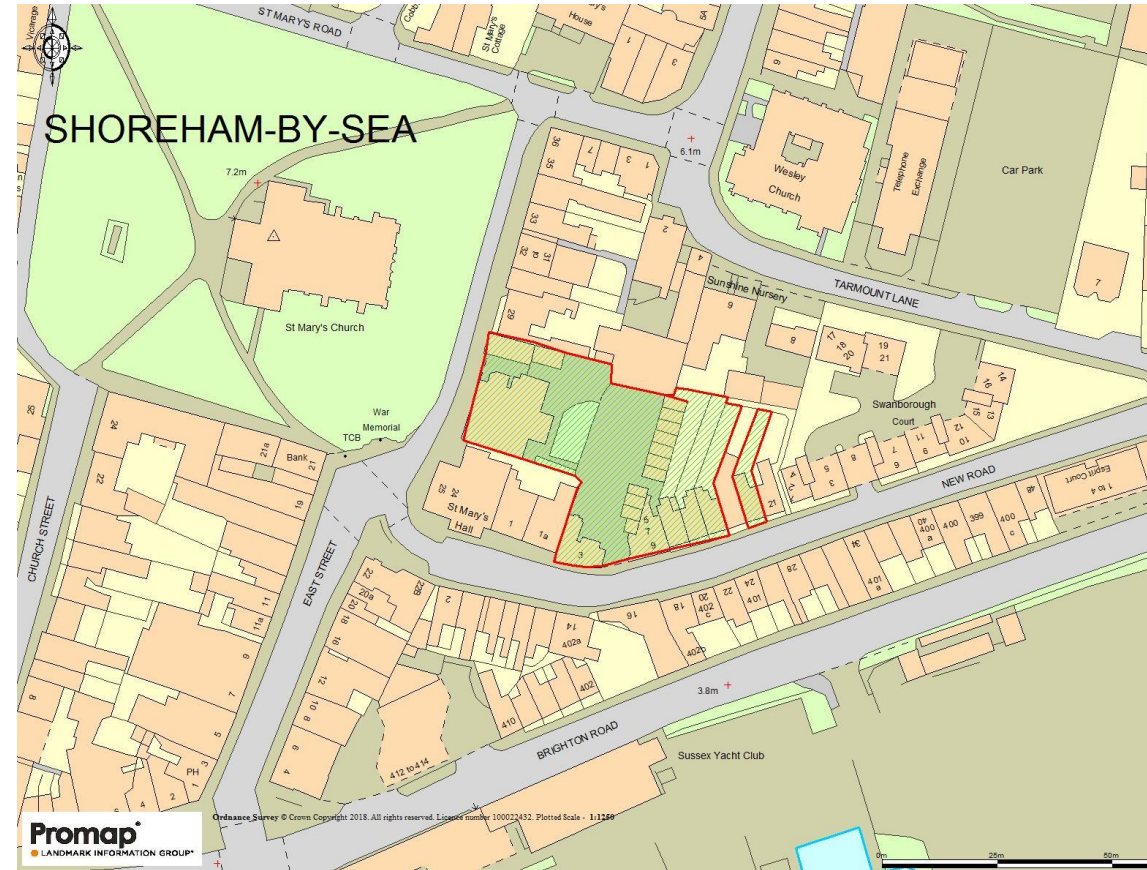
Follow us on twitter @SHWProperty

**MAKING
PROPERTY
WORK**

SHW.CO.UK

TENANCY AND ACCOMMODATION SCHEDULE

	RENT PA	COMMENTS	SQ FT	SQ M
26/27 East Street – former bank premises	-	VP	Ground 1,800 Basement 221	Ground 167.23 Basement 20.53
First floor flat and second floor flat – 26/27 East Street (4/5 beds)	£13,200	AST	2,543	236.25
3 New Road – self contained three bedroom cottage	£9,240	AST	986	91.60
5 New Road – one bedroom flat over former butcher's shop	£7,800	AST	419	38.93
7 & 9 New Road – vacant former butcher's shop	-	VP	829	77.02
11 New Road – terraced two bedroom two storey house	£9,000	AST	707	65.68
13 New Road – terraced two bedroom two storey house	£10,200	AST	722	67.08
15 New Road – terraced two bedroom two storey house	£8,400	AST	703	65.31
19 New Road – terraced two bedroom two storey house	£9,840	AST	762	70.79
Garages (12)	£11,160	Licences		
Parking	TBC	Licences		
TOTAL	£78,840			



VIEWINGS – 01293 441300

Peter Coldbreath t: 01293 441309 | e: pcoldbreath@shw.co.uk

Charles Bramly t: 01273 876219 | e: cbramly@shw.co.uk



SOCIAL

Follow us on twitter @SHWProperty

**MAKING
PROPERTY
WORK**
SHW.CO.UK

THE OPPORTUNITY

- Investment income with potential for asset management and refurbishment.
- Car park, garages and oversized flat provide significant development opportunities.

FURTHER INFORMATION

Visit our microsite

<http://property.shw.co.uk/EastStreetShoreham/Overview> to view:

- Existing and proposed floor plans relating to the 2008 planning application
- Sample of Assured Shorthold Tenancy agreements
- EPCs
- Title documents – part unregistered
- Historic planning consent – ADC/0485/08

PRICE

Offers are invited for the freehold interests on an unconditional basis at £3,000,000, subject to contract.

VAT

VAT will be chargeable on the terms quoted. A sale by way of a TOGC may be available.

EPC

Visit our microsite

<http://property.shw.co.uk/EastStreetShoreham/Overview> to view the EPCs.



New Road Houses



VIEWINGS – 01293 441300

Peter Coldbreath t: 01293 441309 | e: pcoldbreath@shw.co.uk

Charles Bramly t: 01273 876219 | e: cbramly@shw.co.uk



SOCIAL

Follow us on twitter @SHWProperty

**MAKING
PROPERTY
WORK**

SHW.CO.UK