

40 & 40A Brunswick Road, Shoreham-By-Sea  
BN43 5WB



# FOR SALE

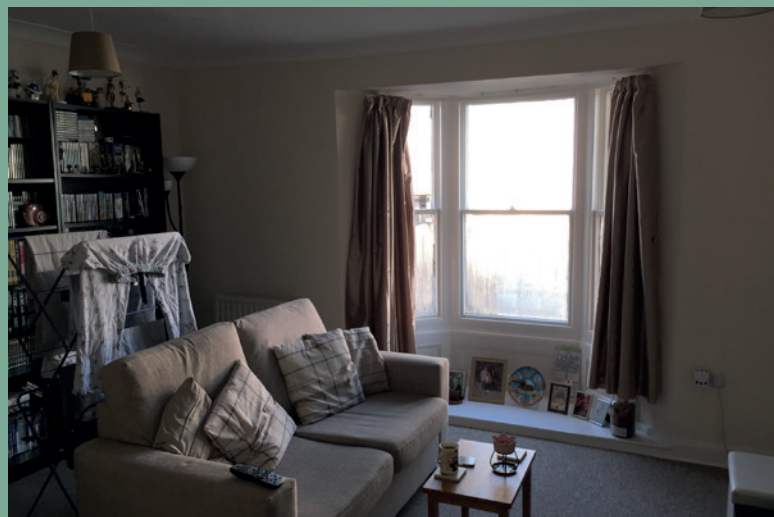
## ■ Retail and Residential Freehold Investment Opportunity

Shop NIA: 36.87 sq m (397 sq ft)

One Bed Flat GIA: 648 sqft (60.22 sqm)

## ■ Key Features

- Price £250,000
- No VAT
- Self-contained flat let on an AST at £745 p.c.m (£8,940 pa)
- Ground floor shop will be available with vacant possession from July 2017
- Situated in busy retailing pitch
- Close to railway station



## Location

The subject property is located in the centre of Shoreham, in one of the principle shopping streets close to the railway station. Nearby there is a mix of independent retailers and national occupiers including the main Post Office.

## Accommodation

The property is a two storey mid-terrace building which is configured as a ground floor lock-up shop, together with a self-contained, one-bedroom flat over the first and second floors.

The shop element is made up of two rooms which could be knocked together to form an open plan retail unit (subject to the appropriate consents). At the rear of the retail area there is a large kitchen/store and WC.

An external yard can be accessed from Ham Road. This yard also gives independent access to the flat. The flat has recently been refurbished.

The shop has been measured to comprise the following:

Floor	Description	Area	
Ground	Sales	310 sq ft	(28.83 sq m)
Ground	Kitchen/Storage	87 sq ft	(8.04 sq m)
<b>Total</b>		<b>397 sq ft</b>	<b>(36.87 sq m)</b>

The large first and second floor flat comprises a lobby, open plan dining and generous lounge area, good sized kitchen with bathroom/WC off, and second floor bedroom. The total **GIA of the flat is 648 sqft (60.22 sqm)**.

## EPC

We understand the flat has an EPC rating of E 50. The shop has a rating of F.

## Terms

The **freehold** interest in the property is available subject to the AST income from the flat. The ground floor will be available with vacant possession from July 2017, when the current owner and occupier relocates to their new property.

**Price £250,000** subject to contract.



## VAT

We understand that the property is not elected for VAT.

## Planning

We understand that the premises benefit from **A1 and C3** uses within the Use Classes Order 1987 (as amended).

## Business Rates/Council Tax Band

Rateable Value (2017): £4,160.

The flat is within Council Tax Band A

The shop may be eligible for Small Business Rate Relief.

## Legal Fees

Each party to bear their own legal costs incurred.



## Viewings and Further Information

Please contact the sole agents:

**Mark Minchell**

[m.minchell@flude.com](mailto:m.minchell@flude.com)

**01243 819000**

**Will Thomas**

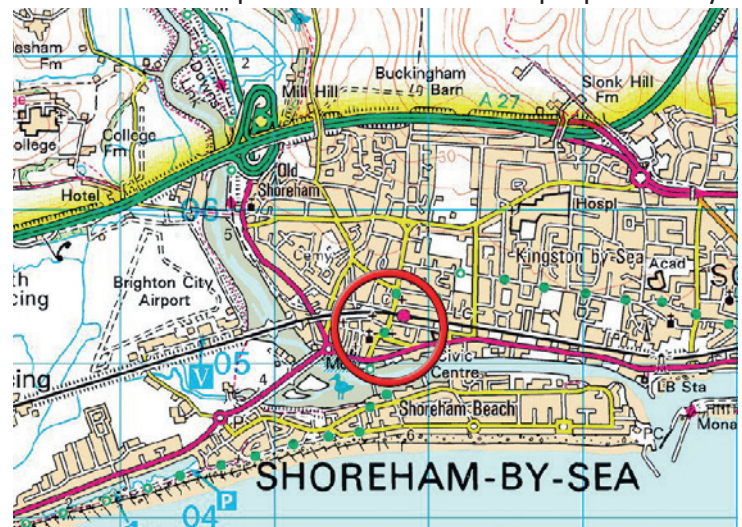
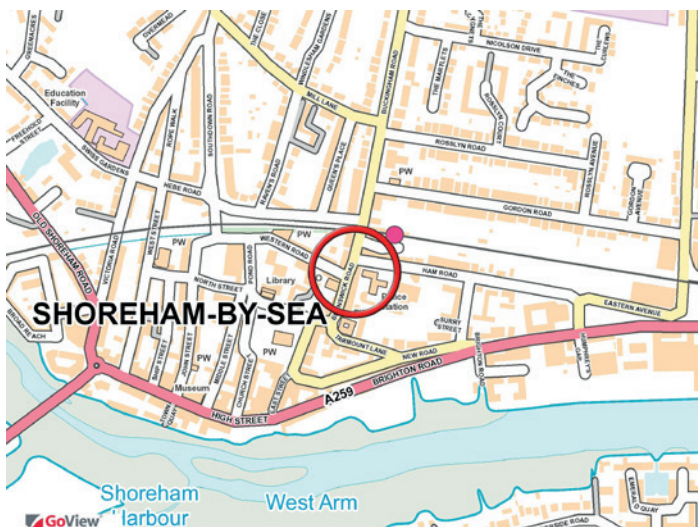
[w.thomas@flude.com](mailto:w.thomas@flude.com)

**01273 727070**

## Location



All plans are for indicative purposes only



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

28 March 2017 AWAITING CLIENTS APPROVAL