

PROMINENT CLASS E FREEHOLD FOR SALE

SHOREHAM-BY-SEA

21 EAST STREET

Description

Shoreham-by-Sea is a small seaside town located in West Sussex, England, United Kingdom. It is situated on the south coast of England, approximately midway between the cities of Brighton and Worthing.

The subject property is located in a secondary position on the Northern end of East Street which is mainly supported by majority independent retailers. Retailers nearby include **WH Smith, Cancer Research UK** and a number of independent tenants.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with first and second floors, providing the following approximate areas:

Ground Floor Sales	946 sq. ft.	(87.89 sq. m)
Ground Floor Ancillary	244 sq. ft.	(22.67 sq. m)
First Floor Ancillary	893 sq. ft.	(82.96 sq. m)
Second Floor Ancillary	373 sq. ft.	(34.65 sq. m)
Total	2,456 sq. ft.	(228 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£280,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£21,000
UBR (24/25)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C 59. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

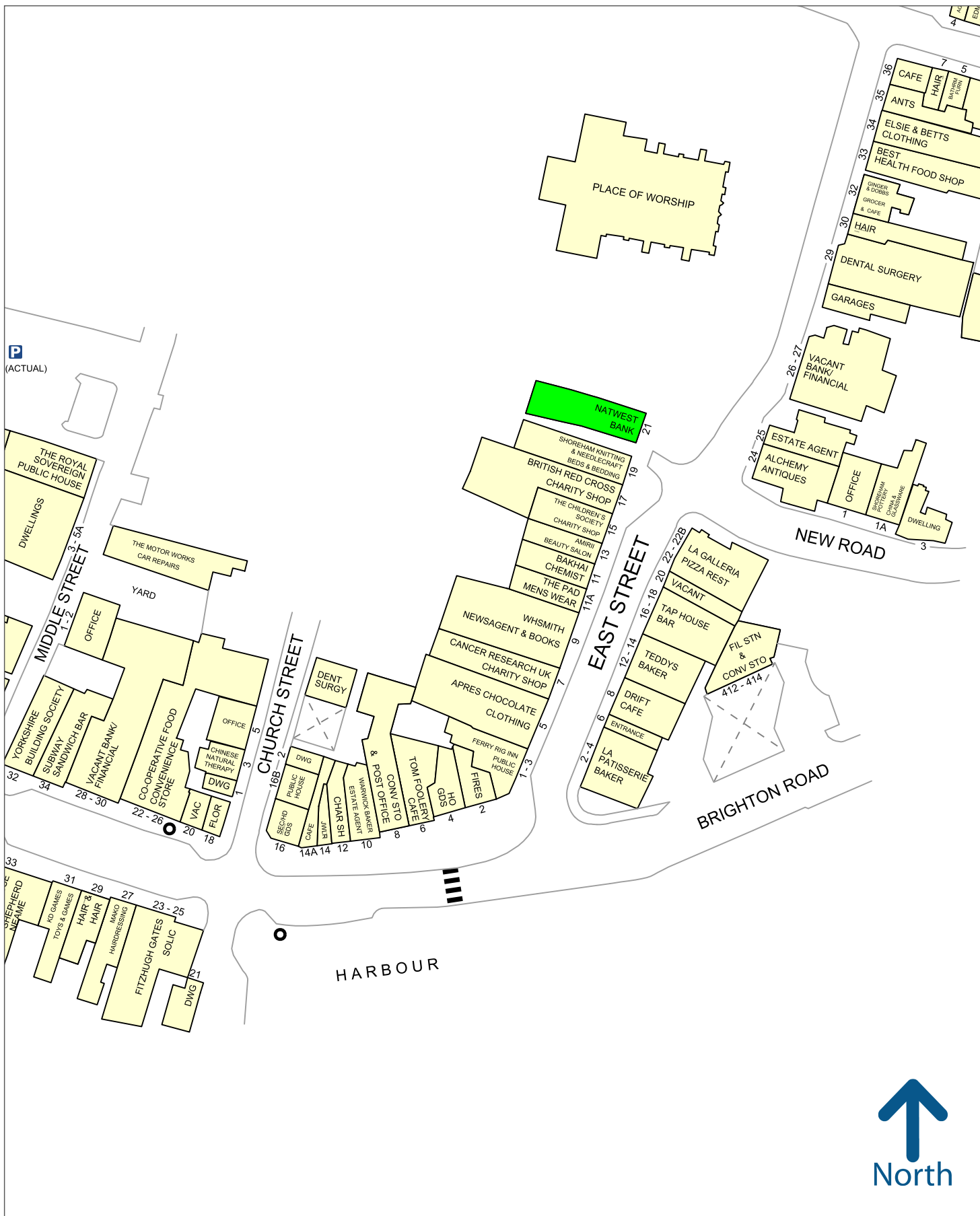
Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.





50 metres

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