



**RETAIL / CAFÉ / OFFICE /
INVESTMENT
OPPORTUNITY**

250 Sq Ft
(23 Sq M)

**Offers In The Region of
£125,000**

Small Commercial Retail / Café / Take Away Opportunity in Popular Shoreham-By-Sea

- + Situated on Main High Street, Close To River Adur, Ropetackle Centre & All Town Centre Amenities
- + Suit Owner Occupier or Investor
- + Potential To Produce £10,000 Per Annum
- + Available With Previous Tenants Fixtures & Fittings Included (if required)
- + Suit Variety of Commercial Uses (stpc)
- + Popular & Prominent Corner Position
- + Viewing Highly Recommended



Location

Shoreham is conveniently located between Brighton (7 miles east) and Worthing (5 miles west) and benefits from good public transport links with regular bus services and a mainline railway station providing direct links to Brighton, Gatwick Airport and London Victoria. On the outskirts of town just off the main A27 road is Holmbush Retail Park which is home to Tesco, Marks & Spencer, Next & McDonalds. More locally in the High Street you would find multiple retailers to include Lloyds, HSBC, Boots and The Factory Outlet Store. Shoreham has maintained an excellent localized trading centre to include estate agents, hair salons/barbers, traditional retailers, and a number of restaurants and cafes to name but a few. The subject property is situated close to the roundabout opposite the iconic Rope Tackle Art Centre, which is multi award winning purpose built venue which presents some of the best performing arts events in the United Kingdom.

Description

The property comprises of a small ground floor kiosk unit, which for many years has traded in the food related sector. The accommodation is of open plan nature with front sales area, with small store and WC located at the rear. The property benefits from tiled flooring throughout, cat 3 ceiling mounted lighting, ample electrical points, CCTV (not tested) and 20ft single pane window frontage. The property is currently fitted with a selection of commercial kitchen appliances to include fridges, freezers, oven and various chillers. There is potential for these to be included within any sale with further details available upon request.

Accommodation

| Floor / Name | SQ FT | SQM |
|-----------------------------------|------------|-----------|
| Retail / Café / Takeaway / Office | 250 | 23 |
| WC | N/A | N/A |
| Total | 250 | 23 |

Terms

The property is available by way of a Long Leasehold interest for a term of 91 years from January 1995. The lease therefore has 63 years left unexpired. The current ground rent is £25 per annum although this shall increase to £50 per annum from January 2025. A copy of the Lease is available to interested parties upon request.

Planning

Interested parties are asked to make their own enquiries with Worthing & Adur Council's in relation to the properties planning consent. It is felt that the property is suitable for a number of commercial uses (Food, Retail, Sui Generis, Office etc), subject to gaining any necessary permissions required.

Summary

- + **Price** – Offers in The Region of £125,000
- + **VAT** – Not To Be Charged
- + **Business Rates** – According to the VOA the current Rateable Value is £6,600
- + **Ground Rent** – Currently £25 Per Annum
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** -

Viewing & Further Information

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