



78/78A High Street | | Shoreham-By-Sea | BN43 5DB

**WB**  
WARWICK BAKER  
ESTATE AGENT



78/78A High Street | | Shoreham-By-Sea | BN43 5DB

Offers Invited £275,000

\*\*\* £275,000 \*\*\*

78/78A High Street BN43 5DB & 1 West Street, Shoreham-By-Sea, West Sussex BN43 5WF.

This mixed-use Freehold Investment offers a rare opportunity to acquire two well positioned retail units located in the vibrant and highly sought after North Side of Shoreham High Street. A popular nail salon and a thriving spud café – both benefiting from excellent trade and high

## 78A HIGH STREET

(Nail Salon) - Let on a full repairing and insuring lease (By way of service charge) for a term of 6 years from the 17th May 2025 at a rent of £9,900 p.a for the first year increasing to £10,740 per annum exclusive in year 2 with an open market rent review in year 3.

EPC:D

<https://find-energy-certificate.service.gov.uk/energy-certificate/4367-3688-9302-8281-5113>

## 78 HIGH STREET

(Spud Café) - 3 year Full Repairing & Insuring lease from the 1st May 2025

at a rent of £12,000 per annum exclusive

EPC:D

<https://find-energy-certificate.service.gov.uk/energy-certificate/4188-5466-1788-6402-3407>

## 1 WEST STREET

(Residential Maisonette) Sold off on a long lease from the 1st January 1987

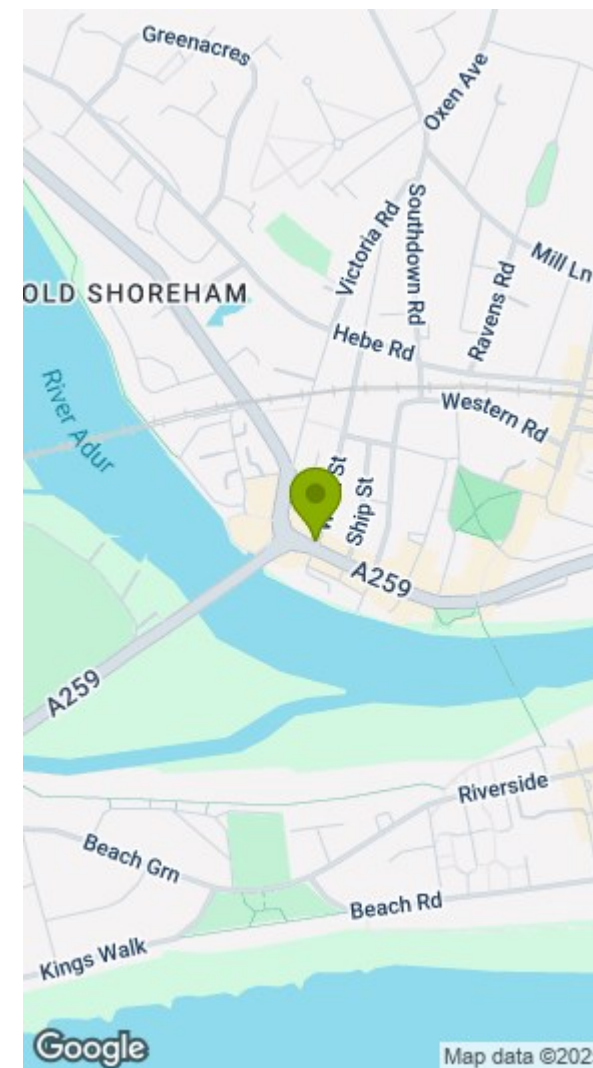
and ending on the 31st December 2175 at a peppercorn ground rent EPC: E

<https://find-energy-certificate.service.gov.uk/energy-certificate/6332-3825-4100-0330-6272>

Combined Annual rent in first year £21,900 increasing in year 2 to £22,740 per annum

Offers are invited in the region of £275,000 for this Freehold Investment showing circa an 8% return!





### 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                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |