

FREEHOLD PREMISES OF INTEREST TO OCCUPIERS OR INVESTORS

920 sq. ft (86.3 sq. m)



Oakley

Your Sussex Property Expert



402b Brighton Road, Shoreham by Sea BN43 6RF

- Freehold for sale
- Prominent coastal roadside location
- Off street parking
- Well presented
- Self-contained
- Upper parts sold off on a long leases
- Trading as a hairdressers who are relocating - could be suitable for other uses

FOR SALE

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LOCATION

Shoreham is located on the south coast 5 miles to the east of Worthing and 6 miles to the west of Brighton. The thriving town has an urban population of approximately 48,500 (source: 2011 census) and a catchment population of 290,000 within 12 miles of the town centre. Several significant residential developments are consented and underway in Shoreham which will expand the resident population by several thousand.

Shoreham railway station offers regular services to London Victoria, Gatwick Airport and Brighton and Hove. Journey times to London Victoria are approximately 1 hour 15 minutes. Shoreham town centre offers a good range of shopping, banking and catering amenities and is regarded as the Western Extreme of the Brighton and Hove conurbation which stops at the River Adur.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN43 6RF.

DESCRIPTION

This property is a rarely available freehold which consists of a self-contained ground floor premises comprising two commercial units which will be offered with vacant possession. The upper parts are sold off on long leaseholds.

Unit 1 currently is configured with a treatment room at the front, to the rear of which is a WC, storage area and kitchen. Unit 2 is currently divided by a central partition with three hair washing stations and a WC to the left hand side, with salon area, including a reception desk and four cutting stations to the right. The units could be re-configured to one larger space if required. To the front is parking for two vehicles.

Both units benefit from LVT and tiled flooring, electric central heating, double glazing and a combination of LED panel and spotlight illumination.

The property is currently trading as a hairdressing business but could be utilised as retail or office space. It sits in a prominent location on the busy Brighton Road a short walk from Shoreham High Street and close to local and national occupiers such as Sussex Yacht Club, La Patisserie, Boots, and a selection of local eateries.

TENURE

The freehold is available to purchase and the ground floor can be offered with vacant possession due to business relocation. The upper parts are sold off on a long leasehold basis which contributes a ground rent of £100 per annum.

GUIDE PRICE

Offers are invited in the region of £170,000.

VAT

VAT is not applicable on the rent.

USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The purchaser is to make their own enquiries to ensure their use falls within this use class.

ENERGY PERFORMANCE CERTIFICATE

Unit 1 has an EPC rating of D-79 and Unit 2 C-73.

BUSINESS RATES

The Rateable Value for the financial year 2026-2027 provided by the Valuation Office Agency www.voa.gov.uk is £4,450 for the property.

For more information on Rates Payable, and the various multipliers now available, please see: [Estimate your business rates - GOV.UK](https://www.gov.uk/guidance/estimate-your-business-rates)

LEGAL FEES

Each party is responsible for their own legal fees.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688882

www.oakleyproperty.com

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Ground Floor Unit 1</i>	<i>410.32</i>	<i>38.11</i>
<i>Ground Floor Unit 2</i>	<i>509.88</i>	<i>47.36</i>
<i>Flat 1 - sold off on long leasehold</i>	<i>Not measured</i>	
<i>Flat 2 - sold off on long leasehold</i>	<i>Not measured</i>	
Total Accommodation	920.20	85.47

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All images, maps, plans and boundaries are for reference purposes and not to scale.

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