



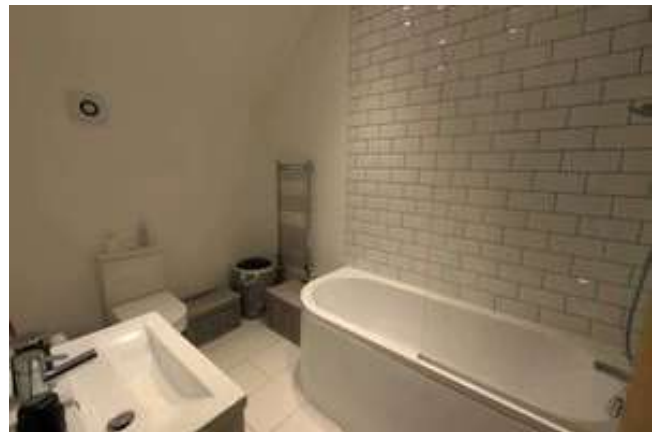
INVESTMENT

877 Sq Ft
(81 Sq M)

GUIDE PRICE: £380,000

Mixed Use Freehold Investment Opportunity in Thriving West Sussex Village For Sale

- + **OFF MARKET OPPORTUNITY**
- + Situated in Prominent Location in Popular West Sussex Village
- + Nearby Occupiers Include Costa Coffee, Waitrose & Partners, One-Stop Convenience Store & Host of Independent Retailers & Office Occupiers
- + Currently Producing £24,775 Per Annum
- + Excellent Asset Management Opportunity
- + Viewing Highly Recommended



Location

The premises are located in a prominent corner position within the High Street in the village of Storrington in West Sussex. The area provides an excellent mix of occupiers including Costa Coffee, Lloyds Pharmacy, Waitrose & Partners, One-Stop Convenience Store & a host of independent retailers and office occupiers. Storrington itself is a large village at the foot of the South Downs being approximately 10 miles to the north of the popular seaside town of Worthing and approximately 13 miles south of the district town of Horsham. The nearest railway station is located at Pulborough approx. 5 miles to the north where services to London (journey time of 1 hour and 10 minutes) and other towns can be located.

Description

The premises comprise of a two storey brick building under a tile hung pitched roof with rear parking for 2 vehicles. The ground floor provides excellent open plan retail accommodation for a clothing retailer benefiting from superb triple aspect window frontage, carpeted flooring, electric heating, spot lighting, CCTV (not tested) and ample electrical and data sockets. At the rear of the shop is a small storage area and WC.

The first floor residential flat is accessed via separate entrance with stairs leading to a well presented one bedroom flat. Comprising of kitchen, lounge, bedroom and bathroom and benefits from carpeted flooring, gas central heating and double glazed windows. Externally there is off road parking to the side of the property for 2 vehicles.

Accommodation

Ground Floor (Commercial)	SQ FT	SQM
Main Retail Area	316	29
Storage Area	176	16
First Floor (Residential)		
One Bedroom Flat	385	36
Total	877	81

Terms & Tenancies

The property is available freehold subject to the below mentioned tenancies.

The ground floor property is let to a private individual on an FR&I Lease dated 4th February 2025 for a term of 2 years. The Lease contains a rolling break clause with 6 months prior written notice.

The passing rent is £13,500 Per Annum exclusive. A copy of the Lease is available to serious applicants upon request.

The first floor is let on an Assured Shorthold Tenancy to a private individual at a passing rent of £11,275 Per Annum.

The total current income from the property is £24,275 Per Annum exclusive.

Summary

- + **Guide Price** - £380,000
- + **VAT** – Not To Be Charged
- + **Rateable Value** - £9,500
- + **Council Tax Band** – A
- + **Legal Fees** – Each Party To Pay Their Own
- + **EPC** – Commercial (E110) & Residential (C72)
- + **AML** - In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction

Viewing & Further Information

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