

Hugely Prominent Corner Retail Premises For Sale

136 Beach Green, Shoreham By Sea, West Sussex, BN43 5YA

Asking Price of £105,000

michael JONES

Hugely Prominent Corner Retail Premises For Sale

136 Beach Green, Shoreham By Sea, West Sussex, BN43 5YA

Asking Price of £105,000

LOCATION
The property is situated in a highly prominent position and occupies a corner site at the start of Beach Green at Shoreham Beach. Located just off the A259 coast road adjacent to the Shoreham Beach roundabout and airport. The city of Brighton & Hove is approximately 6 miles to the east and the town of Worthing 5 miles to the west.

DESCRIPTION
The premises comprise of a spacious ground floor commercial unit currently occupied as a hair salon however, would suit a variety of uses and benefits from a large surrounding forecourt area and one parking space to rear. Internally the property is fitted with wash hand facilities and subdivided into front main sales and rear staff area.

TENURE
The property is available for sale on a 125 year lease from 1990 (approx 100 years unexpired).

ACCOMMODATION

Internal Width	21'
Depth	31'
Total Sales Area	**685 sq ft**

BUSINESS RATES
The property has an approximate rateable value of £4,900 with rates payable being £2300. Interested parties are advised to contact the local rates department to verify these figures.

GROUND RENT
£100 per annum.

MAINTENANCE
A maintenance contribution towards the whole building is equivalent to 1.25%.

EPC
A copy of the EPC is available upon request.

AGENTS NOTE
The property is available due to the vendor retiring.

LEGAL COSTS
Each party to pay their own legal costs unless otherwise agreed.

EPC
An energy performance certificate can be provided upon request.

VIEWING
Strictly by appointment through Michael Jones Commercial.

01903 201212

1st Floor Chapelworth House, 1 Chatsworth Road, Worthing, West Sussex, BN11 1BE
commercial@michaeljones.co.uk

www.michaeljones.co.uk

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Mis representation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.





