



8-10 Buckingham Road
Shoreham-by-Sea, BN43 5UA

FOR SALE - Mixed Use
Investment Block
OIEO £1,000,000 FH

320 to 680 sq ft
(29.73 to 63.17 sq m)

- 5x Self-contained Flats
- 2x Commercial Units

8-10 Buckingham Road, Shoreham-by-Sea, BN43 5UA

Summary

Available Size	320 to 680 sq ft
Price	Offers in excess of £1,000,000
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The property comprises of two ground floor commercial units, which will be let on a new 10 year lease with 5 year break from completion at £24,000pax. In addition there are 5x Self-contained flats all currently let on AST's.

GF Studio £830pcm, GF 1x bed £1,050pcm, FF 2x bed £1,325pcm, FF 1x bed £1,100pcm, FF Studio £830cpm
Combined income of £5,135pcm / £61,620pa.

This combined with the commercial income would provide a collective rent roll of £85,620pa.

Location

The building is located on Buckingham Road, just north of the Shoreham-by-sea railway station and crossing a highly prominent location with good level of passing footfall and traffic.

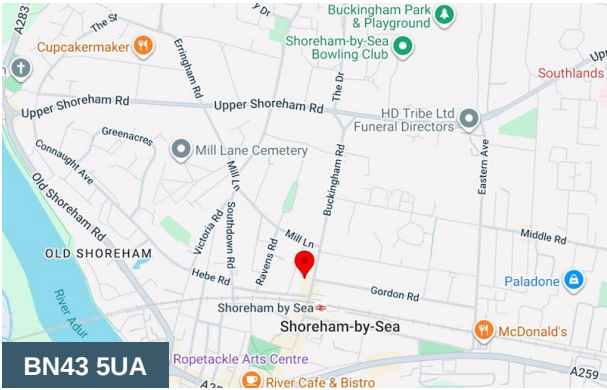
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Shop 10	360	33.45
Ground - Shop 8	320	29.73
Total	680	63.18

Terms

Offers are invited in excess of £1,000,000 for the freehold interest in the building, subject to the existing tenancies and lease back of the commercial element.



Viewing & Further Information



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