Flude
PROPERTY CONSULTANTS

END OF TERRACE NEIGHBOURHOOD MIXED USE INVESTMENT
GROUND FLOOR RETAIL / BEAUTY PREMISES
FIRST FLOOR - 2 SELF CONTAINED FLATS
FOR SALE

FOR SALE

1 The Parade
High Street, Findon, Worthing, West Sussex BN14 0SU

Key Features

- Popular West Sussex village located within the South Downs National Park
- Established local shopping parade
- Large car park and rear garden
- Easy access to A24 Findon Bypass and the A27
- Current rent £33,800 PA
- Offers in the region of £575,000
- Versatile accommodation

Location & Situation

The subject property is situated 0.5 miles south of the village centre, at the junction of High Street and Steep Lane.

The property occupies an end of terrace position on a mixed use retail parade, consisting of 4 ground floor commercial units let to local/ independent retailers with residential accommodation above.

The surrounding area is otherwise predominantly residential in nature with a public house situated opposite.

Description & Accommodation

The property comprises an end of terrace mixed use building configured as a ground floor retail unit and 2 self-contained flats on the 1st floor; a 1 bedroom (1a) and a 2 bedroom flat (1b).

The ground floor is currently let to a hair and beauty business and is divided into 2 sections. The left hand side (salon) is accessed via the main shop front and is predominantly open plan with a kitchen/WC to the rear. The right hand side is arranged as a number of stud partitioned beauty and treatment rooms accessible from both the salon and from separate double doors leading out to the front car park. There is also a side entrance which leads to a side passage from which access can be obtained both to the rear garden and front car park.

The flats are accessed via a communal entrance and internal stairwell at the side of the building. Flat 1a comprises a large 1 bedroom flat with separate kitchen and reception room. Flat 1b is of a similar size albeit offers 2 bedrooms. Both flats comprise modern kitchens, basic bathroom fittings, gas fired central heating and uPVC double glazing
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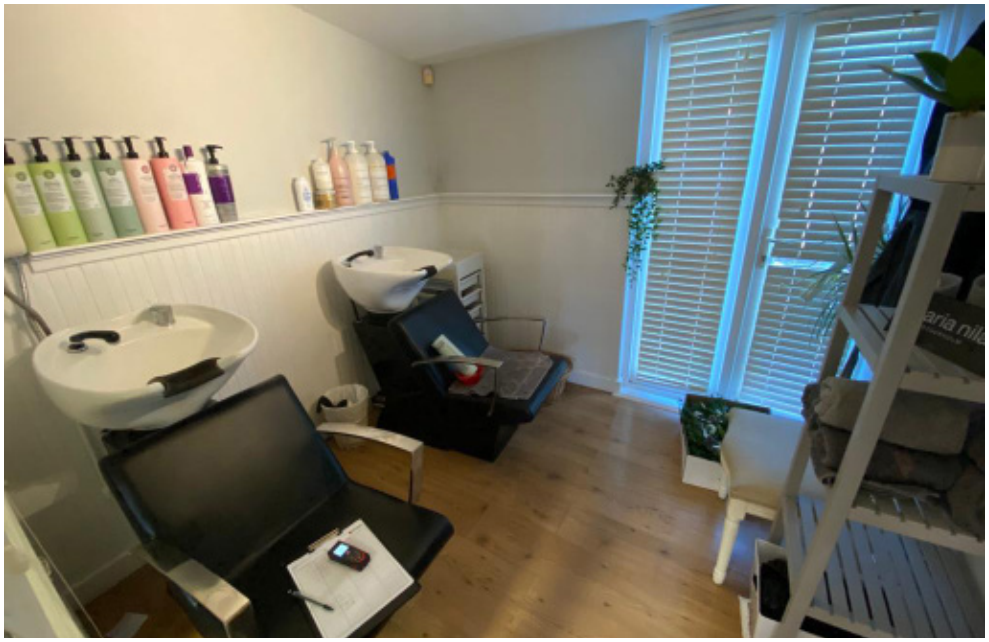
The property has the following approximate floor areas:

Commercial unit (measured NIA)	Sq Ft	Sq M
	824 sq ft	79.14 sq m

Residential (measured GIA)	Sq Ft	Sq M
Flat 1A (1 bed flat)	547 sq ft	50.81 sq m
Flat 1B (2 bed flat)	467 sq ft	43.35 sq m



EPC

EPC to the commercial unit: D (92)
EPC to the residential parts: Flat 1A: D Flat 1B: D

Leases

The ground floor shop is let to the Hair & Beauty Lounge (Findon) Ltd on a full repairing and insuring lease for a term of 5 years from 1 October 2019. Therefore expiring on 30 September 2024. The passing rent is **£15,500** per annum exclusive.

The demise includes front parking area and the front half of the rear garden. The lease is contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

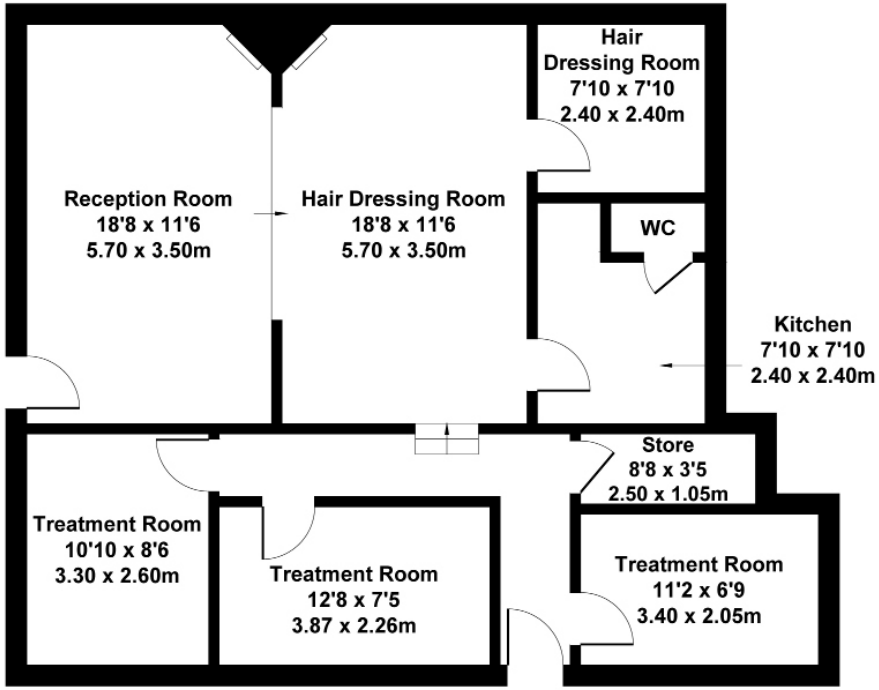
Flat 1a is let to a private individual on a 12 month Assured Shorthold Tenancy (AST) at a rent of **£9,600** per annum exclusive.

Flat 1b is let to a private individual on a 12 month AST at a rent of **£8,700** per annum exclusive.

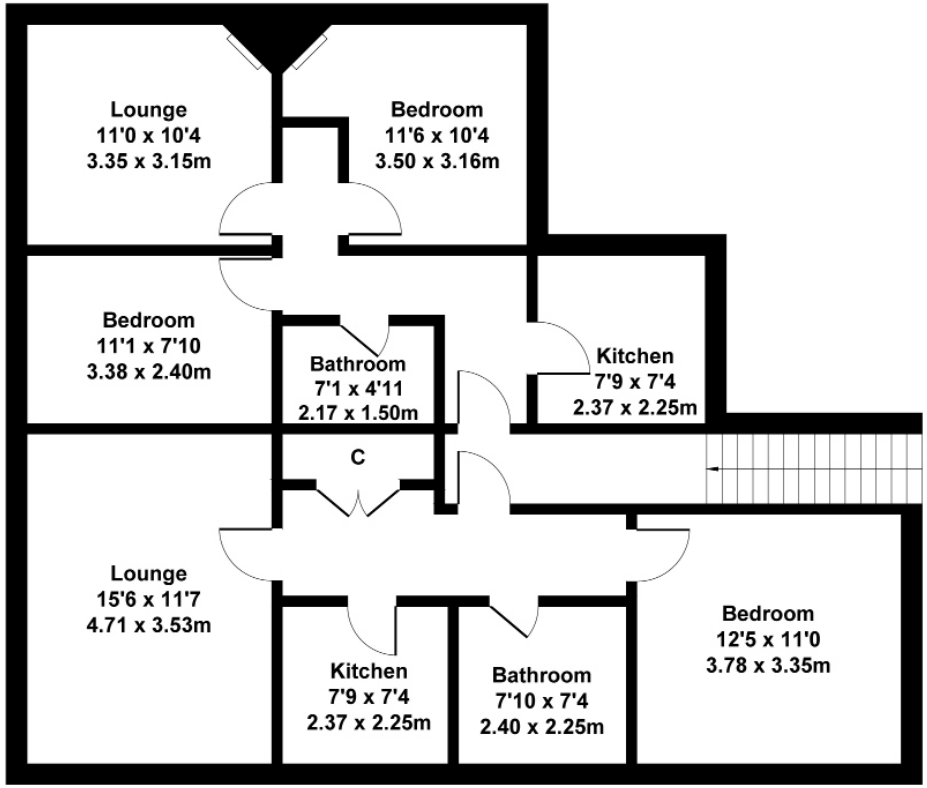
FLOOR PLAN For identification purposes only

1 The parade, Findon, Worthing BN14 0SU

Approximate Gross Internal Area
2120 sq ft - 197 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
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Tenure

Freehold - Subject to the leases/tenancies as summarised above.

Terms

For sale with cffers invited in the region of £575,000

Legal Fees & VAT

Each party to bear their own legal costs incurred.
Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.

Flude
PROPERTY CONSULTANTS

Further Information

Please contact the sole agents Flude Property Consultants:

Andrew Halfacree
a.halfacree@flude.com
01273 727070

Will Thomas
w.thomas@flude.com
01273 727070

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