
FREEHOLD MIXED-USE INVESTMENT FOR SALE
COMPRISING A LET RETAIL SHOP &
1 BEDROOM, SELF-CONTAINED FLAT



NET RENTAL INCOME £27,500 PER ANNUM

**40 HIGH STREET
EMSWORTH
HAMPSHIRE
PO10 7AW**

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Emsworth is a small coastal town located in south Hampshire, being approximately 11 miles west of Chichester and 9 miles east of Portsmouth. The property is situated in the centre of the village on High Street, where a variety of independent and national retailers are represented including Lloyds Pharmacy, Costa Coffee, The Co-Operative Food Store, British Redcross and Coral. A Google Street View of High Street can be viewed online through Google Maps by typing in the property's postcode PO10 7AW

DESCRIPTION

The property comprises a retail shop and 1-bedroom, self-contained flat above, the flat is accessed at the rear. The property benefits from a generous garden plot at the rear offering the potential to develop an outbuilding, subject to obtaining planning permission. A PDF floor plan can be made available by email on request.

ACCOMMODATION

Commercial aspect (net internal areas)

Ground Floor

Retail sales area	589 sq ft (54.7 sq m)
Kitchen	104 sq ft (9.7 sq m)
Total	693 sq ft (64.4 sq m)

Residential aspect (measurements in feet & inches)

First Floor

Lounge / Kitchen	8'8 x 22'9
Bedroom	8'8 x 10'2
Bathroom	5'6 x 6'9

TENANCIES

Commercial Shop (Trading as Carpet 1st)

The premises are let to Meadrock Limited on a 7-year lease term from the 14th of December 2022 (expiry 13th of December 2029) at a passing rent of £18,000 per annum exclusive. Carpet 1st is a well-established local trader (1971) with outlets in Chichester and Midhurst, we understand they have traded from these premises since 2008.

Residential Flat

The flat is let on a 6 month Assured Shorthold Tenancy agreement to a private individual at a rent of £9,900 per annum (£825.00 PCM). The tenancy is now periodic.

Total Net Income £27,500 per annum exclusive.

TENURE

Freehold interest, subject to the above tenancies.

PRICE

£360,000

ENERGY PERFORMANCE RATINGS

Commercial Shop	Band B (65)
Residential Flat	Band D (63)

EPC certificates can be made available by email on request or downloaded on-line from GOV.UK website portal.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, upon an agreement of Heads of Terms, a mandatory Tenant/Purchaser, Know Your Customer (KYC) documentation request will be made.

VIEWING ARRANGEMENTS

Strictly by appointment through with sole selling agents Henry Adams Commercial. A video tour of the flat can be made available via WhatsApp.

CONTACT

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Retail Shop



First Floor Flat



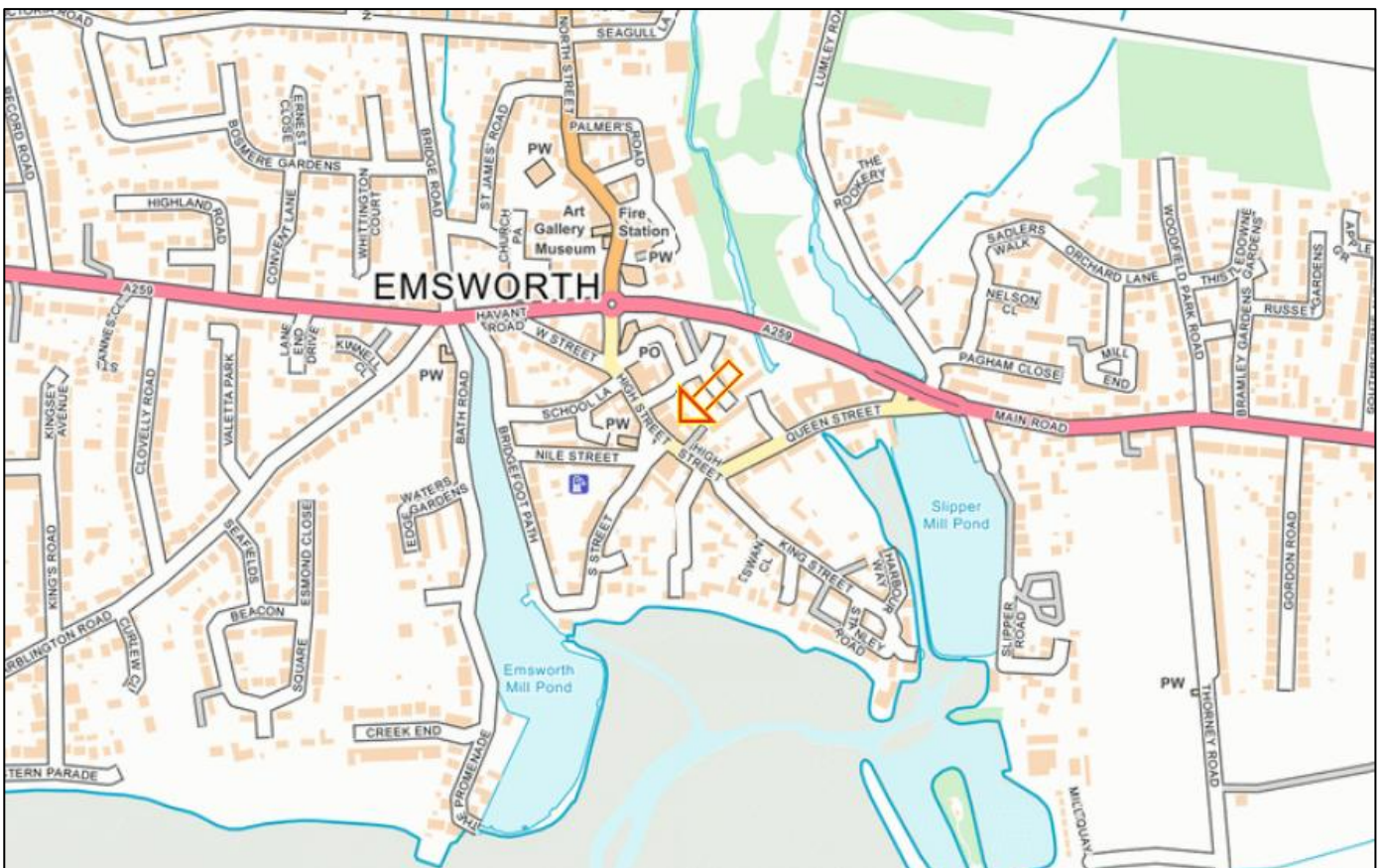
TITLE DEED PLAN - LAND REGISTRY TITLE DEED NUMBER HP299206



View of rear garden looking towards the rear elevation.



LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.