



FREEHOLD FOR SALE
offers in excess £575,000



- Substantial freehold investment
- Fully let

DESCRIPTION

An opportunity to purchase a substantial freehold property with lots of character on a prominent corner location.

The premises comprises of a large ground floor shop with a kitchen and storage rooms.

1a & 3a are both 2 bedroom maisonettes over first and second floor with each having their own self contained access.

LOCATION

The property is situated on the South side of Rowlands Road that connects with Montague Street and a short walk to the town centre.

Nearby occupiers include Co-op, St Barnabas House charity shop, Mahaan Indian Cuisine restaurant, Encore Antiques, Rose & Crown, Paddy Power & The Whisky Rooms.

TENURE

Freehold for sale.

PRICE

offers in excess of £575,000.

EPC RATING:

Shop - C 55

1a - E 39

3a - E 48



Spratt & Son

EST 1948

Evolving Property

01903 234343 | info@sprattandson.co.uk | sprattandson.co.uk

LEGAL FEES

Each side are responsible for their own legal fees.

VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

Nicole Evans

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RATEABLE VALUE

Rateable Value: £12,500

We would recommend any interested parties make their own enquiries as to the Rates Payable. Businesses may be entitled to some small Business Rate Relief: For further details please contact Arun Borough Councils rates department on 01903 737827.

ACCOMMODATION

1-3 Rowlands Road - retail premises

Ground Floor

retail area - 1,160 sq ft

Storage - 315 sq ft

Kitchen - 58 sq ft

Total - 1,533 sq ft

approximate NIA measurements

let to the Salvation Army at a rent of £18,500 pa

1a - Two bedroom maisonette arranged over first and second floors.

Let on a Periodic AST at a rent of £950 PCM

3a - Two bedroom maisonette arranged over first & second Floors.

Let on a Periodic AST at a rent of £925 PCM.

