



88 HIGH STREET SHOREHAM-BY-SEA, BN43 5DB

£250,000
FREEHOLD

****Sold by Auction**** A freehold mixed-use investment comprising a well-established pub on the ground floor paying £14,650pa with two two floors of vacant offices above. The offices benefit from their own private street entrance and would be suitable for conversion subject to obtaining all the usual consents. The property is ideally situated in a busy location. Potential buyers are advised to refer to the legal pack.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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