

FOR SALE

CHARACTER FREEHOLD
COMMERCIAL
PROPERTY



📍 80/80A High Street, Steyning BN44 3RD

Price **£495,000**



Property Type

RETAIL & OFFICE



Size

1,707 SQFT



Tenure

FREEHOLD



Borough

HORSHAM



Planning Granted

NO



Existing Use

CLASS E

Tenanted



YES

Local Train Stations



Lancing (4.3 miles)
Shoreham-by-Sea (4.6 miles)
East Worthing (4.8 miles)

VAT Applicable



NO

Rateable Value



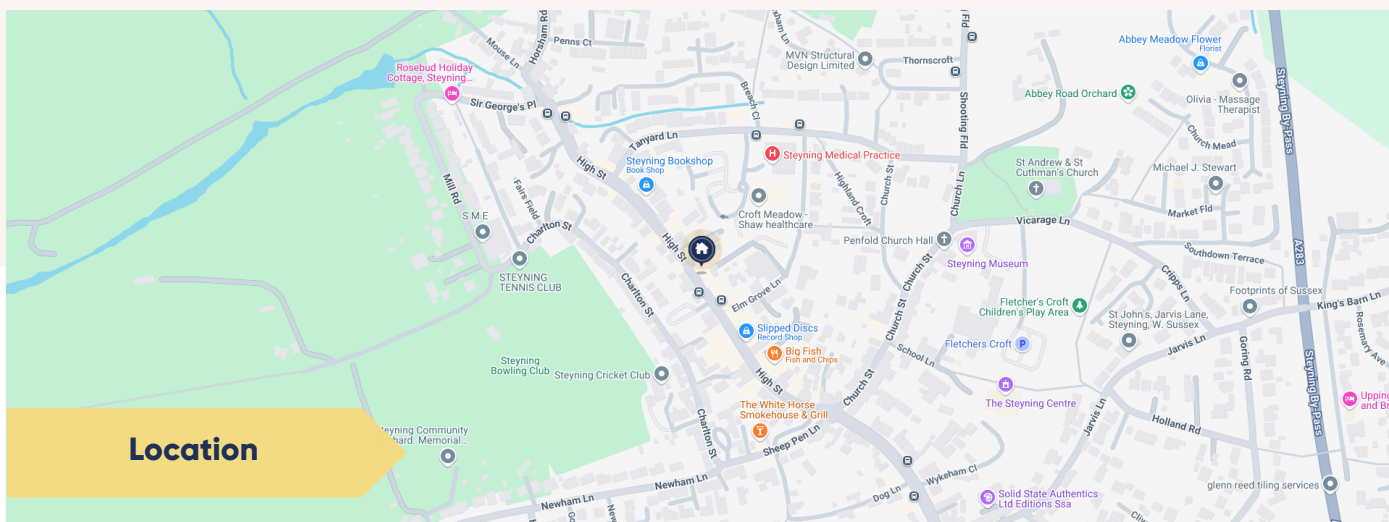
£18,820

EPC



D

Location



Additional Information

Positioned in the heart of Steyning's charming High Street, this attractive Grade II listed freehold property extends across four floors and offers both investment income and future development potential.

The ground floor comprises a self-contained retail unit, currently let to Gris et Blanc, a stylish homeware boutique, producing a rental income of £18,500 per annum.

On the first and second floors, the building provides four individual office rooms, alongside a shared kitchen and WC. These upper floors may lend themselves to residential conversion (subject to planning and listed building consent), offering an opportunity to create self-contained flats within this characterful building.

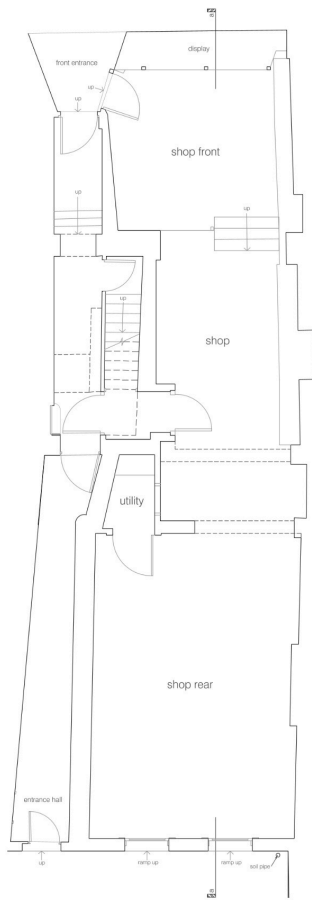
The total internal area of the property is approximately 158.6 sq m (1,707.1 sq ft).

Steyning's High Street is a vibrant and well-preserved historic setting, home to a mix of independent retailers, cafés, and restaurants, making this a highly desirable location for both commercial and residential uses.

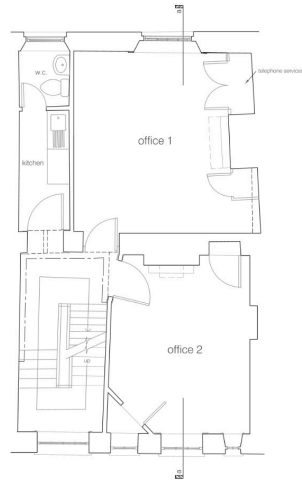
To the rear of the property, planning consent has been granted for the demolition of a modern detached garage and the construction of a chalet-style dwelling. Please note that the land benefiting from this consent is not included within the sale but is available to purchase by separate negotiation.



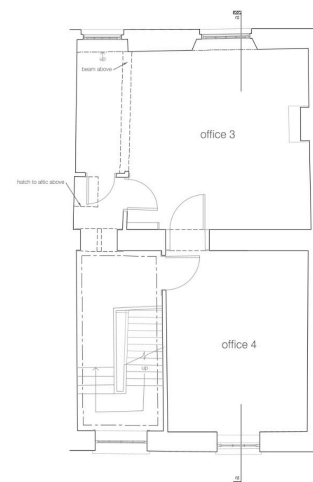
FLOORPLANS/ELEVATIONS



Ground Floor Plan



First Floor Plan



Second Floor Plan



Front Elevation



Rear Elevation

ACCOMMODATION SCHEDULE

UNIT	SIZE (SQFT)	SIZE (SQM)	INCOME (PER ANNUM)	LEASE LENGTH	LEASE START DATE	FLOOR
80 High Street	939	86.9	£18,500	10 years	Dec 2023	Ground floor retail
80a High Street	768	71.3	Vacant			First & Second floor



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- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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