

# SELF CONTAINED OFFICE BUILDING DEVELOPMENT/OCCUPATION/INVESTMENT OPPORTUNITY

3,069 sq.ft (285 sq.m)



**Oakley**

Your Sussex Property Expert



## 1-3 Ship Street, Shoreham By Sea, West Sussex BN43 5DH

- Self contained office building
- Use class E
- PD approved scheme for three flats
- Additional building to rear
- Popular town with river frontages

**FOR SALE**

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## LOCATION

Shoreham is conveniently located between Brighton and Worthing and benefits from good public transport with regular bus services and main line railway station providing direct links to Brighton, Gatwick Airport and London Victoria. The area has multiple representations on the outskirts of the town from Tesco, Marks & Spencer and Next Home and Garden store. More locally the high street has a mix of independent retailers, banks, eateries and larger names such as the Original Factory Shop and Boots. Shoreham has maintained an excellent localised trading centre with attractive riverside walks and pedestrian areas.

A location plan and [street view](#) can be viewed online through Google Maps by typing in the following postcode: BN43 5DH

## DESCRIPTION

The building is a traditional style office property arranged over three floors with an additional rear storage building. It has been used as offices with external storage for many years and is in good decorative order. The upper floors are open plan with some partitioned rooms with the ground floor partitioned into three rooms + reception area. There are WC's on ground and second floors. To the rear is an amenity area which provides access to an detached storage building.

**PLANNING**- under **Notice/0007/25** the property benefits from **Prior Approval Consent** for conversion into **three flats** - details shown overleaf. Alternative conversions may be possible subject to necessary consents. The neighbouring property has recently been converted into a single house.

## ACCOMMODATION SCHEDULE

	Sq.ft(NIA)	Sq.m(NIA)	Sq.ft(GIA)	Sq.m(GIA)
Ground floor	689	64	875	81
First floor	817	76	926	86
Second floor	777	72	923	86
<b>Total accommodation</b>	<b>2,283</b>	<b>212</b>	<b>2,724</b>	<b>253</b>

A detached external store is part of the title and extends to **346 Sq.ft/32 Sq.m**.

## GUIDE PRICE

£425,000 for the freehold interest with vacant possession.

## BUSINESS RATES

The Rateable Value provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £23,250. The Small Business Rate for the financial year (2025/26) is 49.9p in the £ making the Rates payable approx. £11,600. More information can be found on the VOA website at <https://www.gov.uk/find-business-rates>.

## VAT

VAT will not be charged on the sale price.

## ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of D-90

## ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake AML checks on all prospective purchasers, to include checks of ID & proof of address. We may also require proof of funds sufficient to trace source of funds. Where a purchaser is a company, we will require company structure, and checks will be required for majority shareholders. Further information can be provided on request.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole agent, Oakley Property.



**Steven Harvey**

01273 645 772

[steven@oakleyproperty.com](mailto:steven@oakleyproperty.com)



**James Hamblyn**

01273 627 411

[james.hamblyn@oakleyproperty.com](mailto:james.hamblyn@oakleyproperty.com)

Main switchboard: 01273 688 882

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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.





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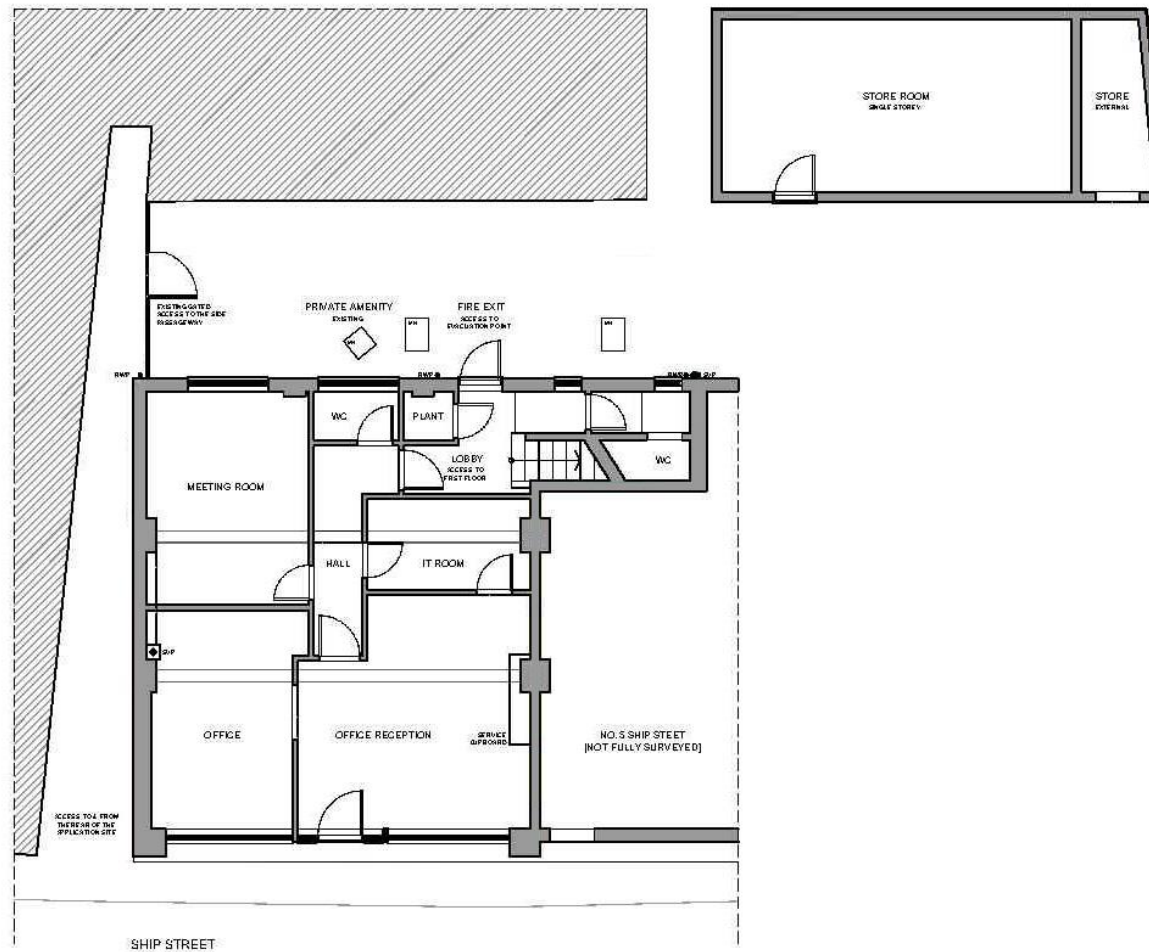
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## Existing floorplan - ground floor



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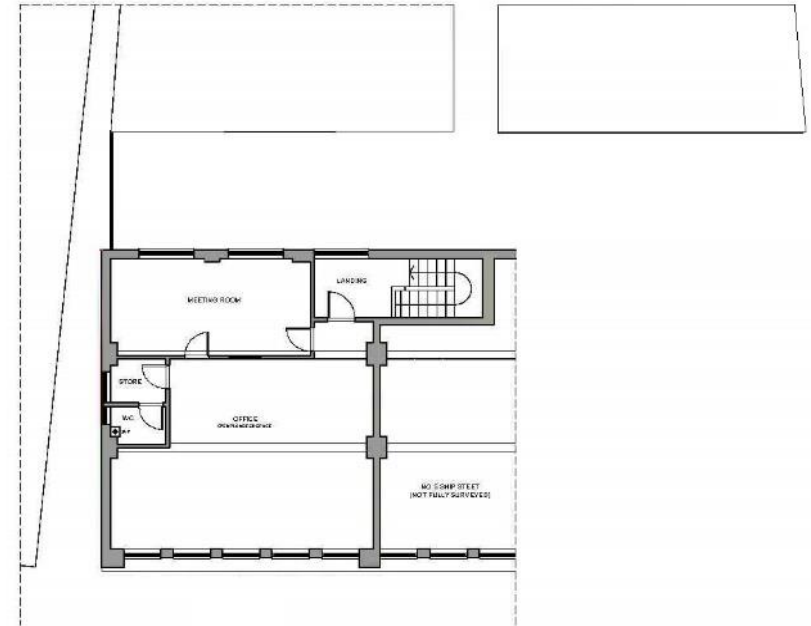
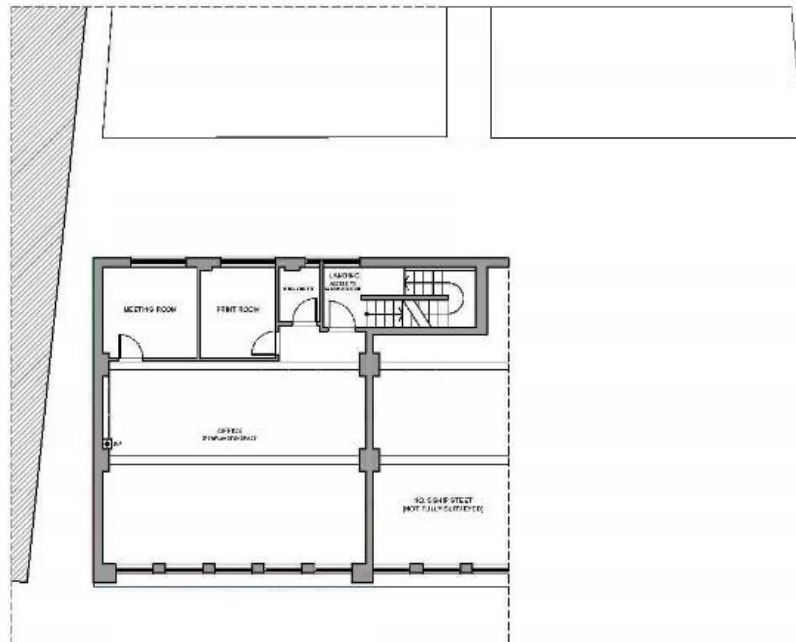
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## Existing floorplan - first floor & second floor



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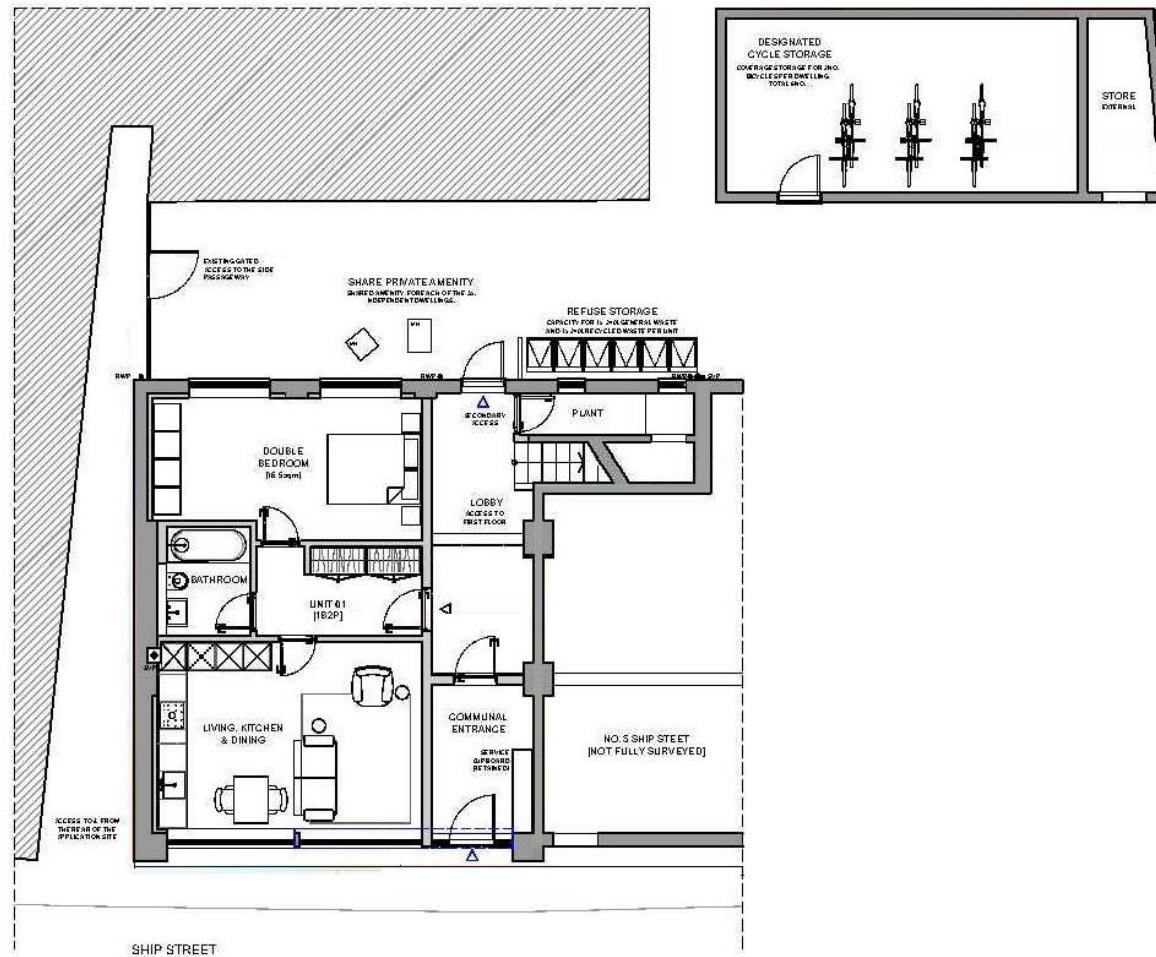
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## Proposed floorplan – ground floor



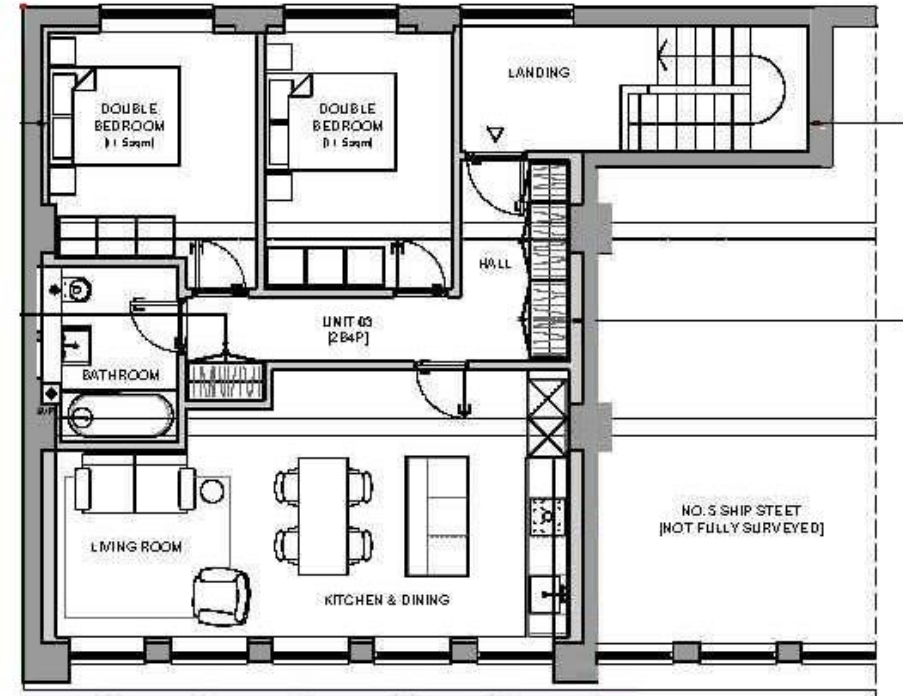
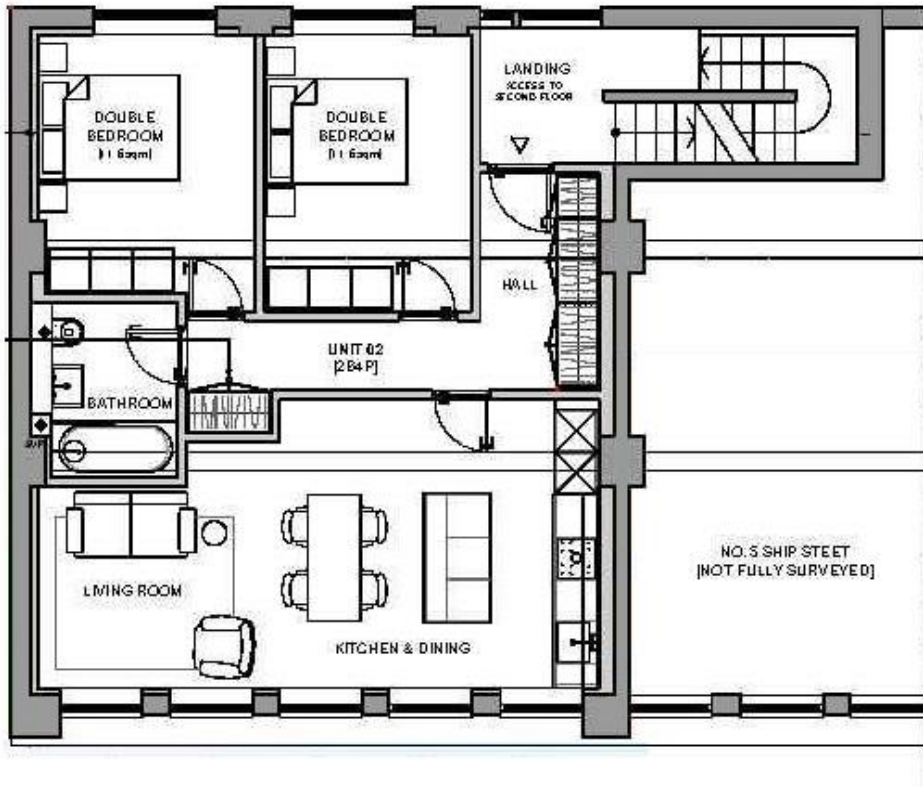
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