West Sussex BN1 4JB

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)





Freehold Mixed Use Investment

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Property Information

Entirely let to tenant t/a Mobile For You Includes separately accessed two bedroom maisonette within the lease Nearby occupiers include McDonalds, KFC, Nandos, PureGym, The Gym Group, Superdrug and Costa VAT free investment Lot Auction

18th September 2025

Status

Available

Auction Venue

Live Streamed Auction

£38,000 per Annum Exclusive

High Street Retail, Residential

Sector

Location

Miles

9 miles east of Worthing, 18 miles west of Eastbourne, 46 miles

Roads A23, A27

Rail Brighton Railway Station

Air London Gatwick Airport

Situation

The property is prominently situated on the west side of London Road (A23), less than a mile from Brighton Beach. Nearby occupiers include McDonalds, KFC, Nandos, PureGym, The Gym Group, Superdrug and Costa.

Tenure

Freehold.

Description

The property comprises a shop arranged over ground and basement floors and a separately accessed two bedroom maisonette on the first and second floors, accessed from the front.

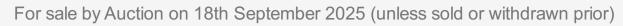
VAT

VAT is not applicable to this lot.

DISCL AIME

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

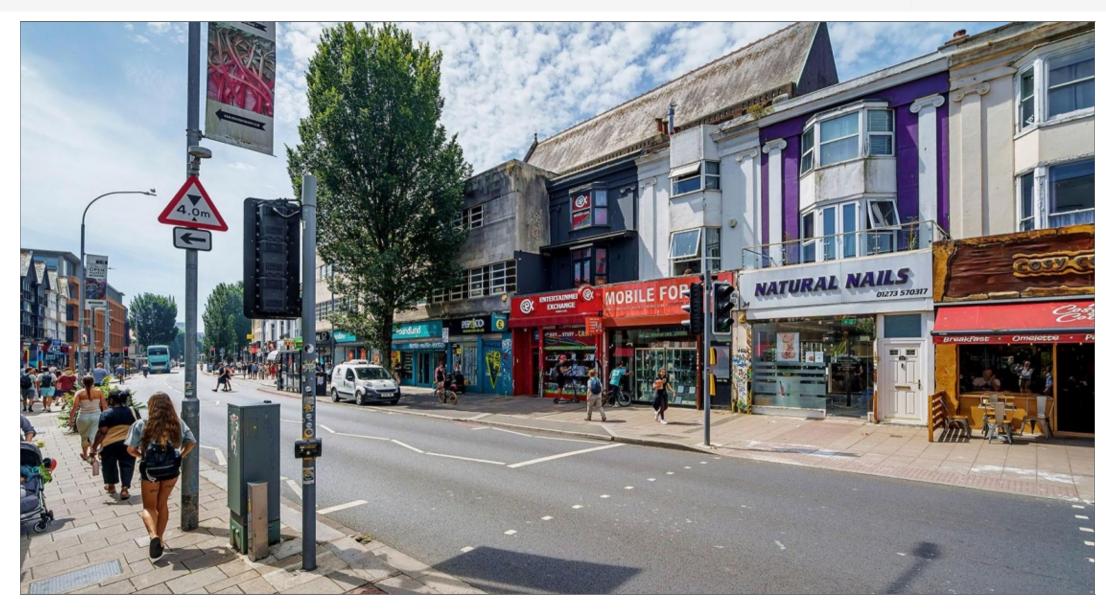
Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground Basement First/Second	Retail Ancillary Residential (Two bed maisonette)	51.37 17.17 78.34		TWO INDIVIDUALS t/a Mobile For You	10 years from 20/09/2018	£38,000
Total Approximate Floor Area		146.88	(1,550)			£38,000

⁽¹⁾ The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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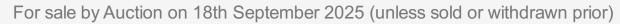
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Contacts

Acuitus

David Margolis +44 (0)20 7034 4862 +44 (0)7930 484 440 david.margolis@acuitus.co.uk

Anjali Sawali +44 (0)20 7034 4854 +44 (0)7854 316 621 anjali.sawali@acuitus.co.uk

Seller's Solicitors

Excello Law 110 Bishopsgate London EC2N 4AY

Karen Cruickshank 0845 257 9449 kcruickshank@excellolaw.co.uk

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