



134 & 134a, High Street, Selsey

Guide Price £266,000 Freehold

134 & 134a, High Street

Selsey, Chichester

Located in the heart of Selsey High Street is this commercial unit of approximately 608sqft with a two bedroom flat above, all offered for sale with and under, the same freehold title, FLAT EPC-E.

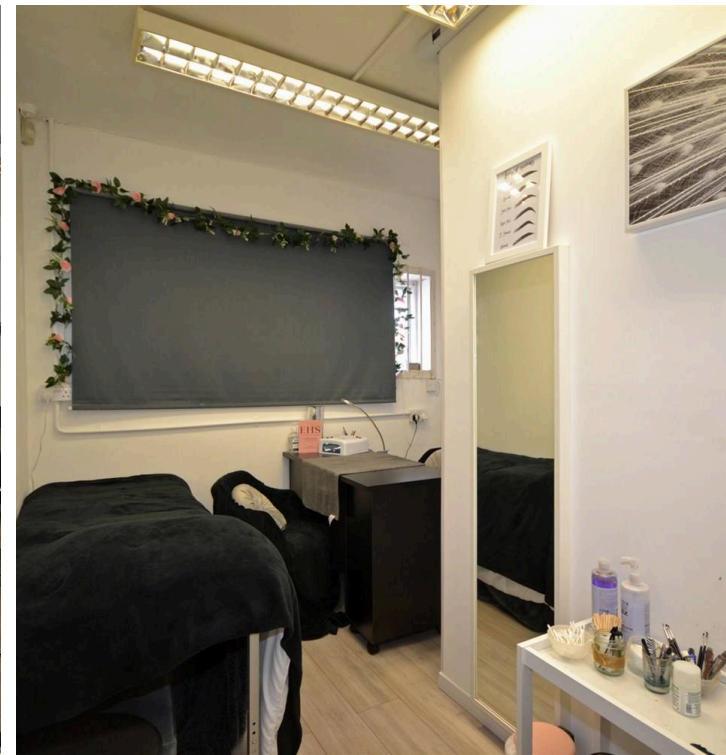
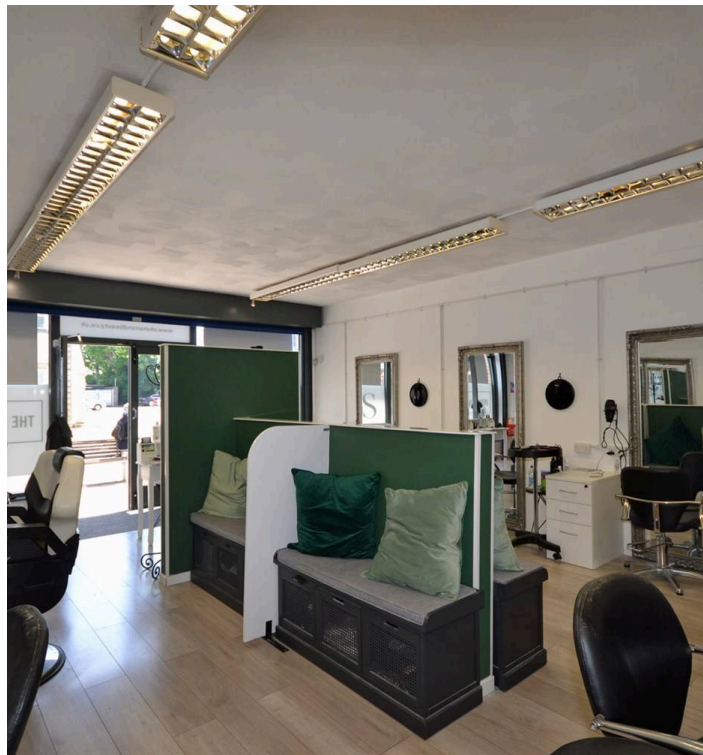
We're advised by the current owner that the commercial unit is graded for use under category B and currently used as a unisex barbers & beauty treatment with a lease agreement in place to run for another 5yrs having renewed it as of 1st may 2025 and with an annual income of £10,500. The commercial unit comprises: main 'shop floor' area, a beauty/treatment room, back room used for hair washing, a rear lobby and W/C.

The 2 bedroom flat is accessed via an external staircase to the rear of the building where a double glazed front door provides direct access into the flat. The accommodation of the flat comprises: entrance hall, open plan living/dining room to the kitchen, inner hallway with access to both double bedrooms and a bathroom. The sale also includes the current tenants in situ and we're advised they're currently paying £750pcm (annual income of £9,000)

Externally there are 2 parking spaces to the rear of the building.

Council Tax band: B, EPC Rating: E

- Freehold Title Of Shop & Flat Above
- Commercial Unit With Existing Tenants On 5yr contract (commenced on 1st May 2025)
- Two Bedroom Flat
- Current Annual Income Of Both £19,500
- Two Parking Spaces To The Rear







Henry Adams - Selsey

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.