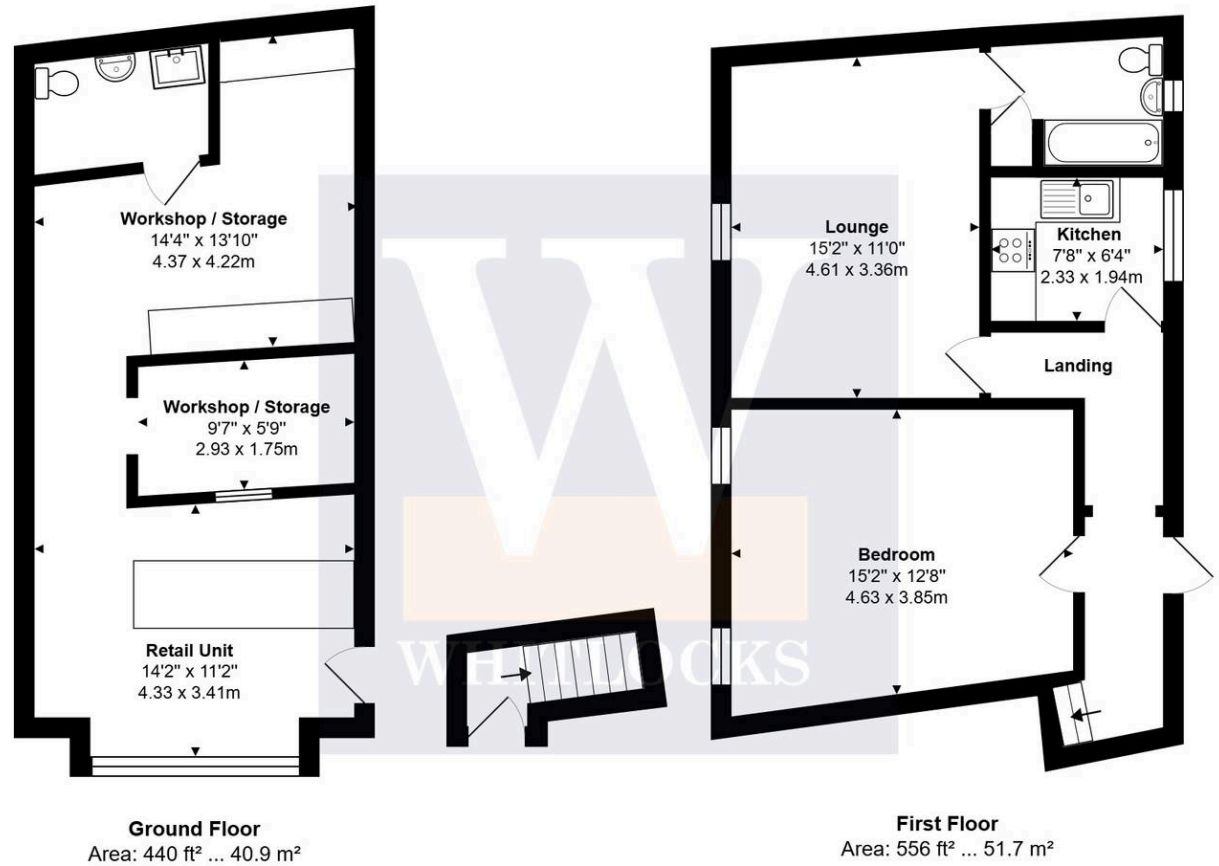






- Mixed Use Freehold Investment
- Ground Floor Retail Unit
- One Bedroom First Floor Flat
- Fantastic Investment Opportunity
- Both Properties can be Sold with Tenants in Situ



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by 1st Image 2025



## Prime Freehold Investment Opportunity in Central Selsey

We are delighted to present a rare opportunity to acquire a well-positioned mixed-use freehold investment in the vibrant heart of Selsey High Street. Situated just moments from the seafront and close to ongoing development projects, this versatile asset offers solid existing income and exciting future growth potential in one of West Sussex's most desirable coastal locations.

### Property Overview:

#### Commercial Unit:

The ground-floor retail premises are currently occupied by a long-standing commercial tenant, generating a stable income of £620 per month (£7,440 per annum). The unit benefits from high visibility and strong footfall, making it an attractive prospect for continued commercial use.

#### Residential Flat:

Above the retail space lies a well-proportioned one-bedroom apartment, currently let at £650 per month (£7,800 per annum), with a projected rental potential of up to £800 per month. The flat offers a comfortable living space throughout with a longstanding tenant.

#### Additional Freehold Asset:

The property also includes the freehold of the adjoining commercial unit, which provides an additional income stream of £200 per annum through ground rent.





