

142 High Street
0243 605 215
02448 836 513

Fortune Inn

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RAVENSKIN



- Fantastic Commercial Investment
- Ground Floor Retail Unit
- First Floor Two Bedroom Maisonette
- Both Properties Let with Tenants in Situ
- Freehold
- Scope for Future Development





Outstanding Freehold Investment Opportunity in the Heart of Selsey High Street

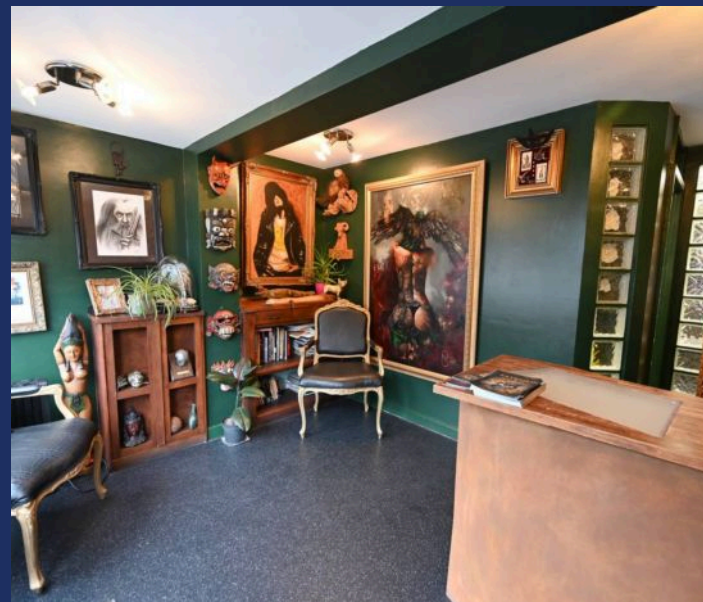
Presenting an exceptional chance to acquire a mixed-use freehold property in a prime high street location in Selsey. This well-positioned investment features a ground-floor retail unit and a spacious two-bedroom maisonette above, offering strong rental returns and excellent development potential.

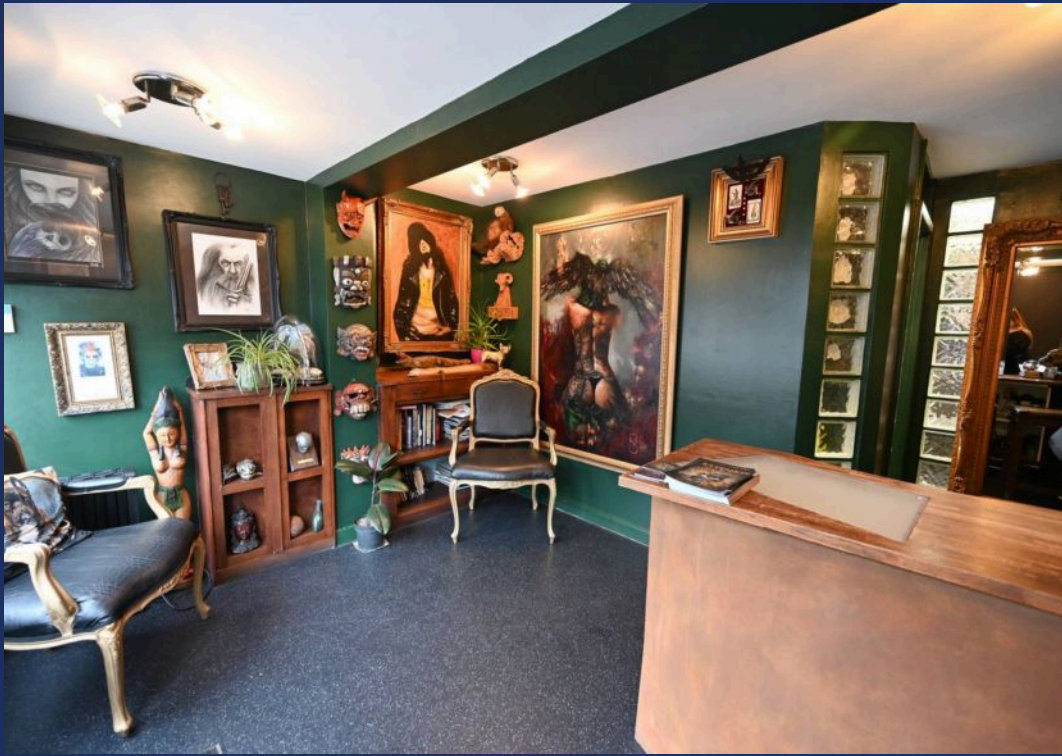
Property Overview:

- **Ground Floor – Retail Unit:**
Currently operating as a thriving tattoo studio, this retail space features a welcoming front reception area, a private treatment room, a rear kitchenette, and a WC. The commercial tenant provides a steady income of **£7,560 per annum**.
- **First Floor – Two-Bedroom Maisonette:**
A well-proportioned and light-filled apartment offering a large lounge, kitchen, two comfortable bedrooms, and a bathroom. The residential tenant contributes an additional **£10,800 per annum**.
- **Outdoor Space:**
To the rear of the property lies a generous courtyard that leads to a **spacious garden of approximately 1,000 sqft**, offering exciting scope for future development or value enhancement (subject to necessary permissions).

Investment Highlights:

- **Total Annual Income:** £18,360
 - **Attractive Rental Yield:** Approximately **7.81%**
 - **Desirable High Street Location** with strong footfall
 - **Mixed-Use Freehold** with both residential and commercial elements
 - **Future Development Potential** in rear garden space
- This is a rare and versatile investment opportunity with consistent income and strong growth prospects in one of Selsey's most sought-after commercial locations.



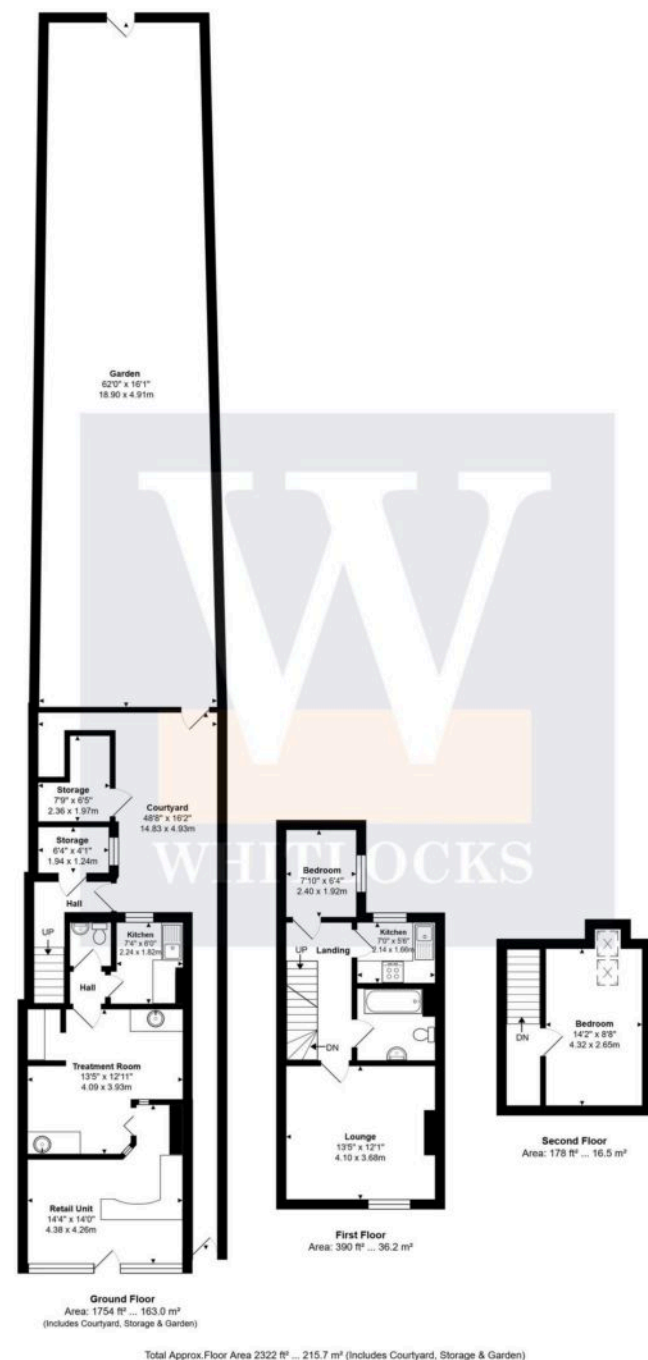


Located 8 miles to the south of Chichester, Selsey whilst now a Town due to its increasing size, is still very much a traditional Seaside Village offering a combination of Sea and Countryside. The main High Street offers a variety of excellent Shops, Pubs and Restaurants as well as a shingled Beach with views out into the Channel. Selsey offers beautiful Walks, a coastal Cycle Path, a wetland Wildlife Area in Medmerry, whilst also having the natural attractions of Bracklesham Bay, the Witterings Beach, Pagham Nature Reserve and Chichester Harbour right on the doorstep. In addition, there is also local Schools, Holiday Resorts, Golf Courses, and a fantastic Bus Service running every 15 minutes to and from the Cathedral City of Chichester.

Council Tax band: TBD

Tenure: Freehold

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