



FREEHOLD FOR SALE

- Comprising Ground Floor Commercial Premises & Self Contained Maisonette
- Potential Development Opportunity
- Rear Garden
- Off Road Parking

Interested in this property? Please contact us on 01903 792785

80 FELPHAM ROAD, BOGNOR REGIS, WEST SUSSEX, PO22 7NZ

Location

Located in the coastal village of Felpham with its comprehensive shopping amenities, restaurants and pubs. Felpham beach is located just a short walk away, approximately 0.4 miles. The nearest main line station is Bognor Regis which is approximately 1.4 miles away with regular bus services running nearby.

Description

An end of terrace, three storey mixed use property comprising ground floor shop and self-contained maisonette.

The ground floor premises benefits from a recessed doorway and is primarily open plan with the addition of two storage rooms. To the rear is a kitchenette, WC and further storage area.

Additional benefits include rear access, gas central heating, strip lighting, ample electrical points and approx. 15ft window frontage.

The maisonette is accessed via a self contained entrance and spans 2 storeys above the commercial space, consisting of 3/4 well-proportioned bedrooms, fitted kitchen, lounge/dining room, shower room and additional WC.

Externally, the property benefits from a garden with large storage shed.

The property will be offered with vacant possession and would suit an owner occupier, developer or investor.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Shop	861	79.99
Maisonette	1,237	114.92
Total floor area:	2,098	194.9

Tenure

Freehold

Price

Offers are invited in the region of £550,000 for the freehold interest.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £5800. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £2731.80. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

The shop has an EPC rating of D - 79.
The maisonette has an EPC rating of E - 51.

VAT

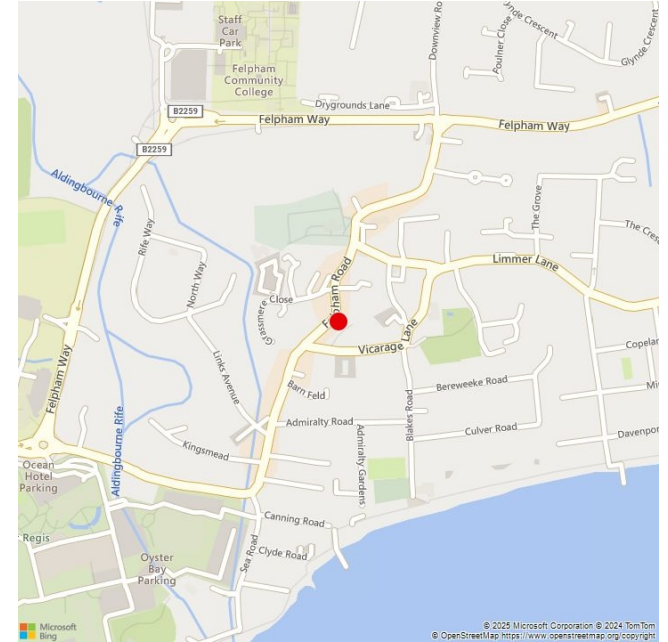
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents,
Jacobs Steel.



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