

8 Longford Road, Bognor Regis PO21 1AQ



# FOR SALE

## Freehold Retail Unit

Total Size 22.42 sq m (241 sq ft)

## Key Features

- Central position 200 m from railway station
- Situated on the main access road (B2166) into Bognor Regis from Chichester
- Parking on forecourt for a small car
- Suit owner occupier or investor
- May be eligible for small business rate relief
- Price £95,000 stc
- No VAT

## Location

Bognor Regis is a popular resort town in West Sussex ideally located on the south coast. The town benefits from excellent transport links with easy access to the A259 which links Bognor Regis to the A27 (seven miles north of the town) and therefore the wider national road network.

## Accommodation

We have measured and calculate the accommodation to have the following approximate **Net Internal Area (NIA) of 22.42 sq m (241 sq ft).**

The accommodation has a Gross frontage of 4.01 m and a Net frontage of 2.67 m.

## Business Rates

Rateable Value (2017): £2,850.

As the RV is below £12,000 we believe small business rate relief is possible.

## Terms

We have been instructed to market the property, subject to vacant possession, and quote a **price of £95,000 for the freehold interest** subject to contract.

## VAT

We understand that the property is not elected for VAT.

## Planning

We understand that the premises benefit from Class A1 use within the Use Classes Order 1987 (as amended).

## EPC

We understand the property has an EPC rating of C.

## Legal Fees

Each party to bear their own legal costs incurred.

## Anti Money Laundering Regulations

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request

## Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

[chichester@flude.com](mailto:chichester@flude.com)

01243 819000

[www.flude.com](http://www.flude.com)



*Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.*

*Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.*

*We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.*

27 February 2019



## Location Maps and Plans

