

FREEHOLD FOR SALE

**MIXED USE INVESTMENT PROPERTY COMPRISING
AN ARCADE OF 5 SHOPS, A LARGE CAFÉ & GARDEN,
6 SELF-CONTAINED FLATS, AND 2 COTTAGES TO THE REAR**



**CURRENTLY PRODUCING AN ANNUAL RENT OF £101,520
PENNY LANE ARCADE, FLATS & COTTAGES AT
118 HIGH STREET
SELSEY
WEST SUSSEX
PO20 0QG**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Selsey is a seaside town situated approximately 8 miles to the south of Chichester and 7 miles to the west of Bognor Regis. The town is well connected by road with the B2145 giving direct access to Chichester and the A27 (east/westbound routes). A Google Street View of the High Street can be viewed through Google Maps by typing in the property's postcode PO20 0QG

DESCRIPTION

A prominent three-storey building comprising an arcade of 5 shops, plus a large café over ground floor, 6 self-contained flats over ground, first and second floors, and an adjoining 1 bedroom and 2-bedroom cottage to the rear. Externally, there is a well maintained good-sized rear garden, which is currently let to the café for outside seating.

COMMERCIAL SUMMARY (GROUND FLOOR)

Arcade Unit	Sq Ft*	Tenancy Type	Term	Expiry	Rateable Value
Units A & D	264	Licence	1 year	31.12.26	£7,000
Unit B	74	Licence	1 year	30.09.26	£1,925
Unit C	161	Licence	1 year	30.09.26	£4,250
Unit E	99	Licence	1 year	30.04.27	£2,600
Unit F	137	Client occupied	n/a	n/a	£3,600
Penny's Café	861	Licence	1 year	31.07.26	£10,800

The total combined commercial rents produce an annual income of **£30,420**. Unit F which currently serves as an office is occupied by our client. In our considered view, we believe Unit F would let at a rental figure of £3,750 per annum exclusive.

*Areas calculated by the Valuation Office Agency

RESIDENTIAL SUMMARY (GROUND, FIRST & SECOND FLOORS)

Property	Size	Tenancy	Term	Expiry	EPC Ratings
Flat 1	Small 1-bedroom	Assured Shorthold Tenancy	6m	04.09.26	Band D (66)
Flat 2	Small 1-bedroom	Assured Shorthold Tenancy	6m	26.05.26	Band D (66)
Flat 3	Small 1-bedroom	Assured Shorthold Tenancy	6m	10.05.26	Band D (61)
Flat 4	Small bedsit	Assured Shorthold Tenancy	6m	15.05.26	Band C (77)
Flat 5	Small 1-bedroom	Assured Shorthold Tenancy	12m	29.04.26	Band D (64)
Flat 6	2-bedroom	Assured Shorthold Tenancy	6m	26.09.26	Band E (48)
1 The Yard	1-bedroom cottage	Assured Shorthold Tenancy	6m	12.08.26	Band C (75)
2 The Yard	2-bedroom cottage	Assured Shorthold Tenancy	6m	07.04.26	Band C (75)

The total combined residential rents produce an annual income of **£71,100**. The flats, with the exception of flat 3, were refurbished in 2022. A photograph library, which was produced following the refurbishment, can be made available via email on request. The two cottages known as 1 & 2 The Yard were constructed in 2013.

Total rental income - £101,520 per annum exclusive

A breakdown of the property's passing rents can be made available confidentially to interested buyers, subject to meeting satisfactory ID checks.

TENURE

Freehold interest, subject to the above tenancies and vacant possession of Unit F, Penny Lane Arcade.

PURCHASE PRICE

£975,000

VAT

We have been advised that the property has not been elected for VAT and therefore, VAT will not be payable on the purchase price.

ENERGY PERFORMANCE RATINGS

The property has a range of ratings from Band B to Band E, all are valid and all meet the "Minimum Energy Efficiency Standards" under the current regulations. The arcade falls under a single assessment (Band B). A certificate for the commercial accommodation and each flat can be made available via email on request or alternatively, these can be downloaded online by following <https://www.gov.uk/find-energy-certificate>

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, upon an agreement of Heads of Terms, a mandatory Purchaser, Know Your Customer (KYC) documentation request will be made.

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE SELLING AGENTS
Henry Adams Commercial www.henryadams.co.uk/commercial

A walk-through video tour of the arcade and flat 6 can be made available via WhatsApp on request to the following mobile number 07868 434 449.

CONTACT

Andrew Algar - Head of Commercial Property
01403 282 519
07868 434 449
andrew.algar@henryadams.co.uk



CAFÉ & REAR GARDEN



FLAT 6



Flats 1 to 6 over 1st & 2nd Floors

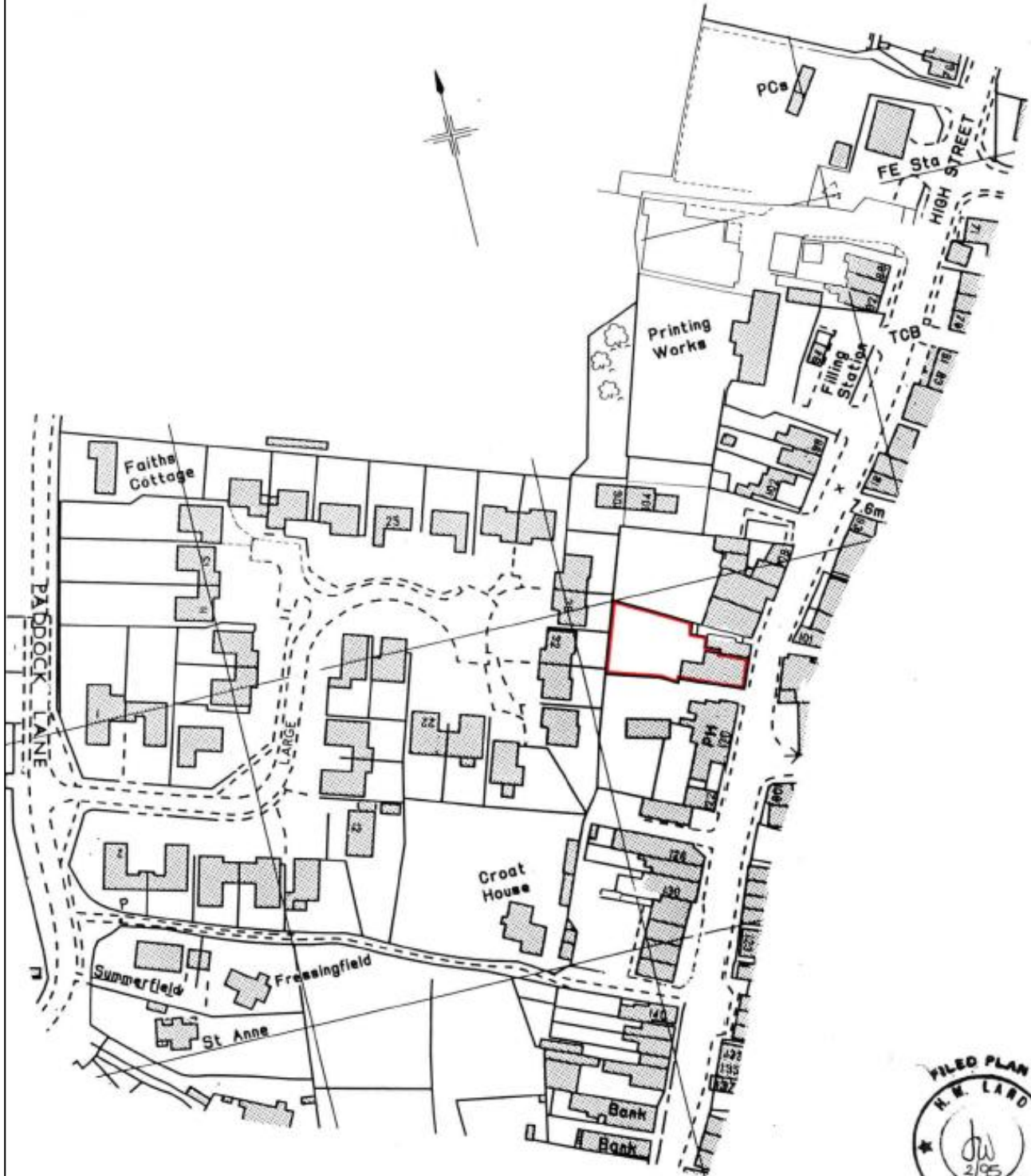


Adjoining cottages 1 & 2 The Yard

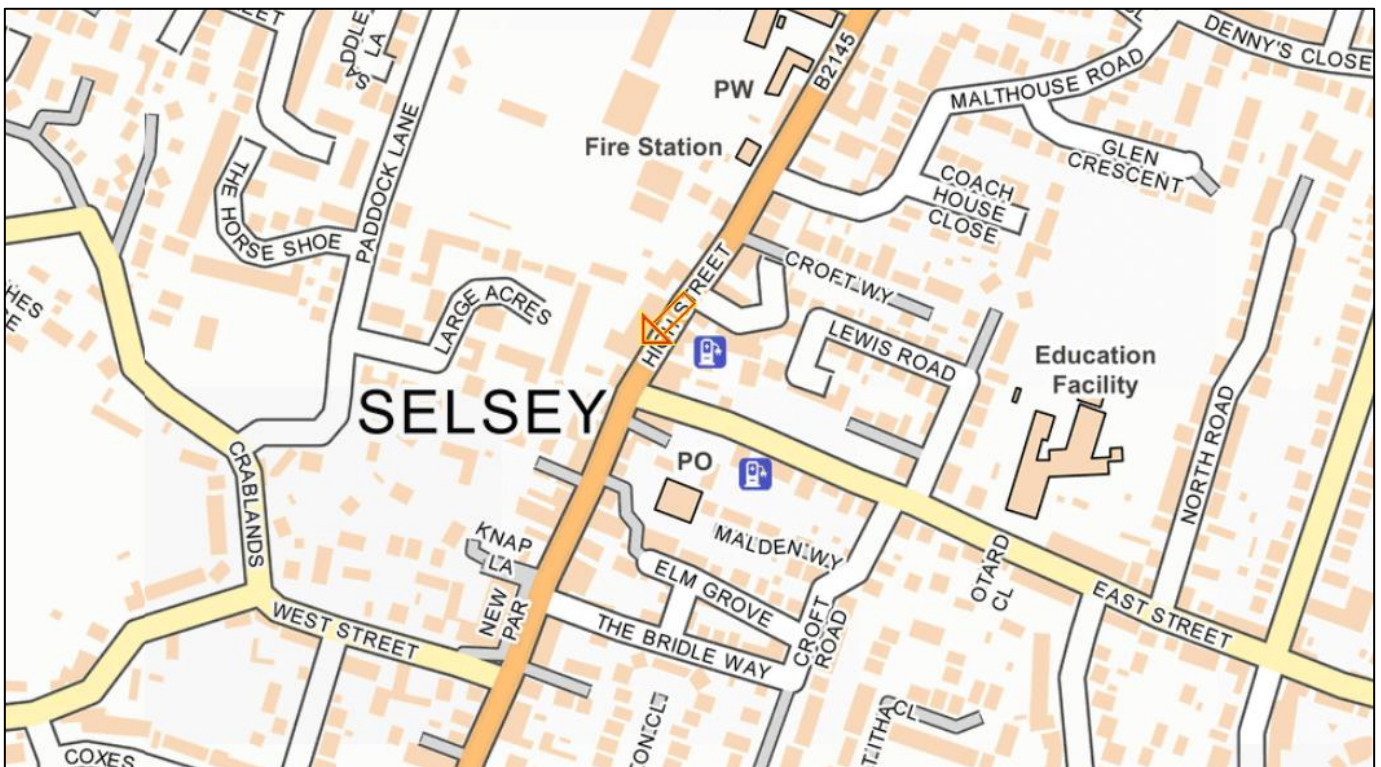


H.M. LAND REGISTRY		TITLE NUMBER	
		WSX 194028	
ORDNANCE SURVEY PLAN REFERENCE	SZ 8593	SECTION M	Scale 1/1250 Enlarged from 1/2500
COUNTY WEST SUSSEX	DISTRICT CHICHESTER	© Crown copyright 1978	

SELSEY PARISH



LOCATION MAPS - NOT TO SCALE



Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They 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, plans, and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. 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. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.