



**RETAIL / OFFICE /
DEVELOPMENT**

1,754 Sq Ft
(163 Sq M)

GUIDE PRICE: £125,000

Versatile Freehold
Commercial
Premises with
Potential For
Residential
Conversion (stpc)

- + Situated in Heart of Bognor Regis, West Sussex
- + Suitable For A Variety Of Commercial Uses (stpc)
- + Potential For Residential Re-Development (stpc)
- + Rare Freehold Opportunity
- + Suit Owner Occupier / Investor / Developer
- + HOARDINGS NOT INCLUDED
- + Viewing Highly Recommended



Location

The property is situated on West Street in Bognor Regis close to the junction with West Street and Sadler Street. Bognor Regis is a popular south coast tourist and holiday destination situated in West Sussex some 6 miles southeast of the cathedral city of Chichester, 16 miles east of Portsmouth and 18 miles west of the popular seaside town of Worthing. Bognor mainline railway station with its regular services along the south coast and north to London is situated 1 mile to the north of the subject property. Immediate occupiers include a public house, fish and chip shop and a launderette.

Description

The property currently comprises of a variety of interlinking commercial spaces which have fallen into fairly poor condition and are currently being used as a builders store throughout. Historically we understand that the front retail space traded as a radio station and it is felt that if refurbished the retail space could also be utilised as offices if required. Currently the property benefits from 10' window frontage, carpeting to the main retail area, suspended ceiling with inset lighting and ample power points. In addition to the main retail space there is a lower ground floor store accessed via steep concrete steps with a fair size open plan space with good head height. The lower ground floor benefits from concrete flooring throughout, power and strip lighting. The final area within the demise is the paint store which interlinks with the main retail space but also has separate access if required. The warehouse has chipboard flooring, suspended ceiling with inset lighting and is open plan in nature. Due to its versatility the property could be utilised for a variety of different uses and could, subject to gaining the necessary planning consents be converted into residential dwellings. (This premises is currently licensed as a joinery workshop. Please note the hoardings at the front of the property are not included within the sale.

Accommodation

Floor / Name	SQ FT	SQM
Retail Area	175	16
Raised Floor Area	267	25
Rear Store	110	10
Kitchen	47	5
Paint Store / Warehouse	590	55
Lower Ground Floor Store	565	52
Total	1,754	163

Terms

The property is available freehold with full vacant possession upon completion.

Business Rates

According to the VOA (Valuation Office Agency) the property has the following rateable values:

Basement Store = £475
Claremont Works = £8900

Interested parties may be eligible for small business rates relief. Applicants are asked to verify this information with Arun District Council prior to any inspection.

Summary

- + **Guide Price** - £125,000
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **EPC** – To Follow

Viewing & Further Information

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