

**3 Avisford Terrace, Rose Green
Bognor Regis PO21 3HB**

FREEHOLD FOR SALE £155,000



Ground Floor retail
premises with parking

EPC: C

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estate agents and chartered surveyors

spratt&son



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LOCATION

The property is situated close to the junction of Rose Green Road and Grosvenor Gardens, nearby occupiers include Co-op, Jordan Butchers, Rose Green Post Office and Cooperative Funeral Care.

Bognor Regis is a town in West Sussex, located on the coast between Worthing and Portsmouth.

DESCRIPTION

An opportunity to purchase a freehold property with the benefit of vacant possession of the ground floor, suitable for owner occupiers or investors.

PRICE

Asking price of £155,000.

TENURE

Freehold for sale subject to long leasehold of first floor flat on a term of 189 years from 16th September 1981.

vacant possession of the ground floor.



VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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ACCOMODATION

GROUND FLOOR SHOP

Main Retail Area: 528 sq ft

Rear Office: 96 sq ft

Kitchen: 47 sq ft

W.C

Parking Space at the Rear of property.

BUSINESS RATES

Rateable Value: £7,900

We would recommend any interested parties make their own enquiries as to the Rates Payable. Businesses may be entitled to some small Business Rate Relief, for further details please contact Arun Borough Councils rates department on 01903 737827.

LEGAL FEES

Each side are responsible for their own legal costs

EPC RATING

Shop: C 56

Copies of the EPC's and Recommendation Reports are available upon request.



These particulars are produced in good faith but are set out as a guide only. Accuracy is not guaranteed and they do not constitute any form of contract. They are issued on the understanding that all negotiations are conducted through Spratt & Son. No persons in the employment of Spratt & Son has any authority to make or give any representation or warranty whatever in relation to this property. Any intending purchaser must satisfy themselves by inspection, independent and/or otherwise as to this property.

We may have included in these particulars details of services and fittings we have seen within the property. Unfortunately, we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective tenants or purchasers are strongly advised to obtain their own independent report on these matters. Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether VAT is chargeable prior to entering into an agreement.