



Freehold For Sale (uppers sold off)
£100,000



1 High Street
Bognor Regis PO21 1RQ

- Ground floor retail premises
- EPC: TBC
- 700 sq ft (65 sq m)

LOCATION

The property is located in the centre of Bognor Regis and 0.4 miles from Bognor Regis

nearby occupiers include Cancer Research charity shop, Your Mortgage Centre, The William Hardwicke, the Clock House Cafe & Blue Raspberry Hairdressers.

DESCRIPTION

The property comprises of a ground floor retail space, at the rear of the property is a large storage/office room with a Kitchenette and 2 WC's.

the property benefits from a front shutter.

property will have vacant possession on sale completion.

PRICE

Asking price of £100,000.

TENURE

Freehold for sale, uppers sold off on long leaseholds

1A - 92 years remaining

1B - 91 years remaining

1C - 63 years remaining

1D - 142 Years remaining

all long leaseholds are subject to a ground rent of £75 each per annum.

LEGAL FEES

Each side are responsible for their own legal costs.

EPC RATING

TBC

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



Ground Floor

Retail area	460 sq ft (42.73 sq m)
Store room	66.68 sq ft (6.19 sq m)
Rear room	173.33 sq ft (16.10 sq m)
2 x WC	

All measurements are approximate NIA

BUSINESS RATES

Rateable Value: £9,100

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 Bognor Regis Councils rates department

VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

Nicole Evans

NE@sprattandson.co.uk

07394562643

01903 234343

info@sprattandson.co.uk