



7 & 7a Canada Grove
Bognor Regis, West Sussex PO21 1DW

FOR SALE

INVESTMENT/DEVELOPMENT OPPORTUNITY

Size 1,214 sq ft (112.78 sq m)

Key Features:

- Suitable for owner occupier/Investor
- Potential to Convert stp
- Off street parking
- Main road location
- No VAT
- Offers in the region of £139,950 subject to contract





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Location

Bognor Regis is an affluent and popular resort town in West Sussex ideally located on the south coast, approximately six miles south east of Chichester.

The town benefits from excellent transport links with easy access to the A259 which links to the A27 (seven miles north of the town) and therefore the wider national road network.

Canada Grove forms part of the A2166 between Station Road to the north and Argyle Road to the south.

Accommodation

The property comprises a ground floor shop, self contained first floor flat and substantial yard area to the south and west of the property.

The Property will be sold with vacant possession of the ground floor shop.

The flat is subject to a 99 year lease from July 2009. The current ground rent is £150 pa rising to £300 pa after 33 years and £600 pa after 66 years. (not inspected).

The property has the following approximate NIA:

Area	Sq M	Sq Ft
Shop	87.88	946
Side Extension	24.91	268
Total	112.79	1,214

EPC

We understand the flat to have an EPC rating of F (38).

Planning

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

Terms

The property is for sale freehold, with vacant possession of the ground floor and subject to the long leasehold interest of the flat. Offers in the region of £139,950 subject to contract.

Business Rates

Rateable Value (2017): £8,000.

As the RV is below £12,000 we believe 100% small business rate relief is possible.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Chichester Office

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01243 819000

www.flude.com



Flude
PROPERTY CONSULTANTS

23 June 2020



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH