



**155-157 High Street,
Selsey, West Sussex PO20 0QB**

FOR SALE

TWO CLASS E PREMISES WITH PARKING

Total NIA - 112.42 sq m (1,211 sq ft)

Key Features:

- Selsey is a busy seaside town
- Established high street with public car parking nearby
- No. 155 - 591 sq ft
- No. 157 - 619 sq ft
- Three car parking spaces for retail units
- Potential to add further accommodation above subject to planning
- Freehold interest available (flat above sold off on long leasehold interest)
- Price £175,000 stc
- No VAT
- Nearby occupiers include Boots, One Stop, The Co-Op and Den's Fish Bar





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Location

Selsey is a small town situated eight miles from the historic cathedral city of Chichester and seven miles west of Bognor Regis. The town is well connected by roads with the B2145 giving direct access to Chichester and from there the A27 provides quick access to the east and west.

The property is situated in Selsey town centre, on the eastern side of High Street. This position is a busy location in terms of pedestrian and vehicular traffic, with good levels of footfall.

Accommodation

The property comprises a modern two storey building with two self-contained retail units on the ground floor and a two-bedroom flat above (which has been sold off).

The accommodation has the following approximate Net Internal Area (NIA):

No.	Sq M	Sq Ft
155	54.91	591
157	57.51	619
Total	112.42	1,210

The flat has not been measured.

EPC

We understand the properties to have the following EPC ratings.

No.	
155	D (86)
157	C (53)

Terms

We have been instructed to market the property and quote a price of £175,000 for the freehold interest subject to contract.

No. 155 is currently rented to a private tenant for £4,800 per annum and operates as a refurbished furniture store.

No. 157 will be vacant with an ERV of £7,200 per annum.

The flat (157a) is sold off on an effectively full repairing and insuring long leasehold interest with a ground rent of £180 per annum.

VAT

We understand that the property is not elected for VAT.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Business Rates

155 Rateable Value (2017): £8,300

157 Rateable Value (2017): £8,900

The occupier may be entitled to 100% Small Business Rate relief. Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

Legal Fees

Each party to bear their own legal costs incurred.



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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:

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Floor Plan

