



TO LET

Navigator Hotel
Marine Drive West, Aldwick, Bognor Regis, West Sussex, PO21 2QA



Key Features

- Busy seafront position with views overlooking the sea
- Large decked terrace with roofing
- Located in popular and busy seaside resort
- Near to Butlin's Bognor Regis Resort
- Profitable seafront hotel & restaurant
- Well established business
- 12 en-suite letting rooms
- 1 bedroom managers flat
- Premium - £125,000 – Rent £52,000 per annum
- Freehold also available





Location & Situation

Bognor Regis is a seaside town and civil parish located in the Arun District of West Sussex. It lies approximately five miles to the southeast of Chichester, and 20 miles west of Brighton. Access to the north of the town is from the A27 south coast trunk road, which links with Bognor Regis via the A29.

The subject property is located about one mile to the west of Bognor Regis town centre, with direct views to sea and occupies a prominent location on Marine Drive West.

Accommodation

A prominent and detached three storey detached brick built property under a pitched tiled/slate roof with dormer windows. Part exposed brick, part timber lap elevations with large windows. Enclosed patio area overlooking the sea and to the rear are storage area's /stores.

- 2 x sea view double's
- 1 x sea view twin
- 3 x standard Double's
- 3 x single's

Second floor has

- 2 x doubles' [with sea view's]
- 1 x single
- total 12

Ground floor managers suite

- Bedroom/sitting room
- Bathroom
- Small Kitchenette





Rateable Value

The property is in an area administered by Arun District Council. The 2023 Rateable Value has been assessed at £17,500. The domestic accommodation is within Band A for council tax purposes.

EPC

B (48)

Planning

We have made enquiries with Arun District Council and can confirm that the property is not listed and does not lie within a conservation area. For further information please contact the local authority.

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





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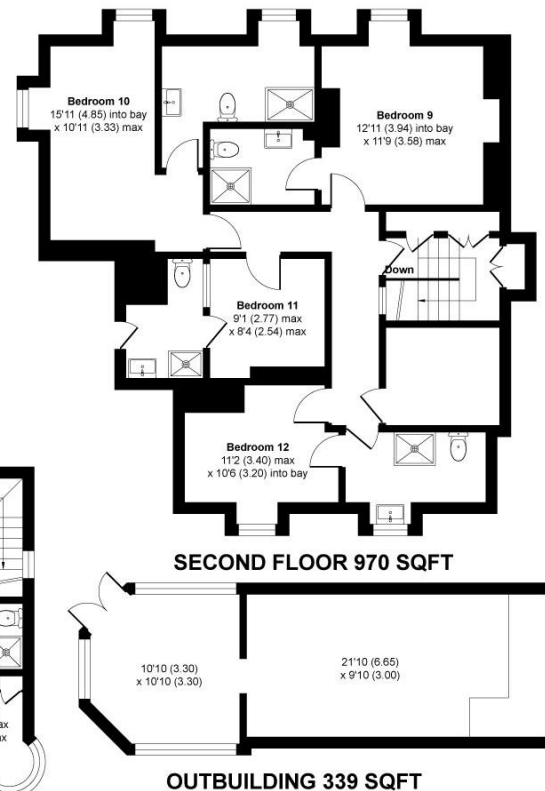
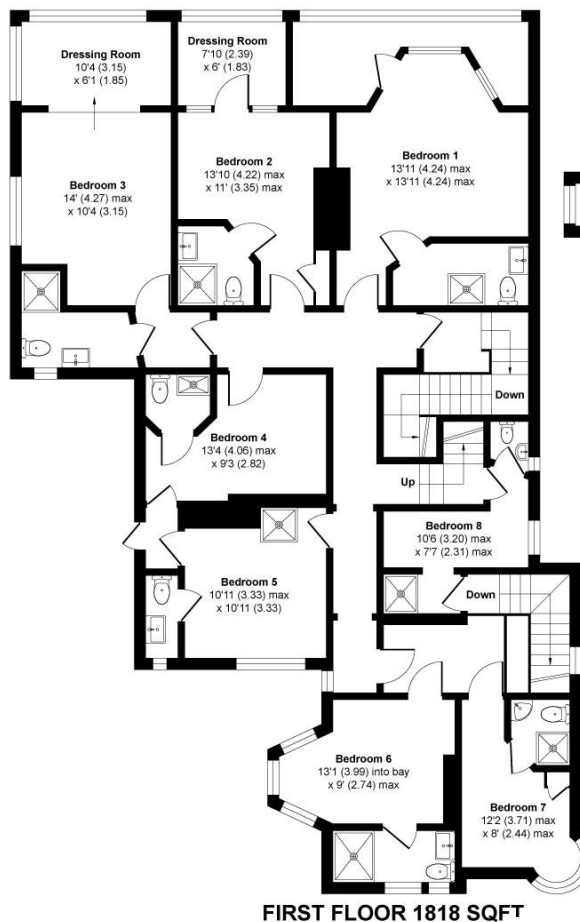
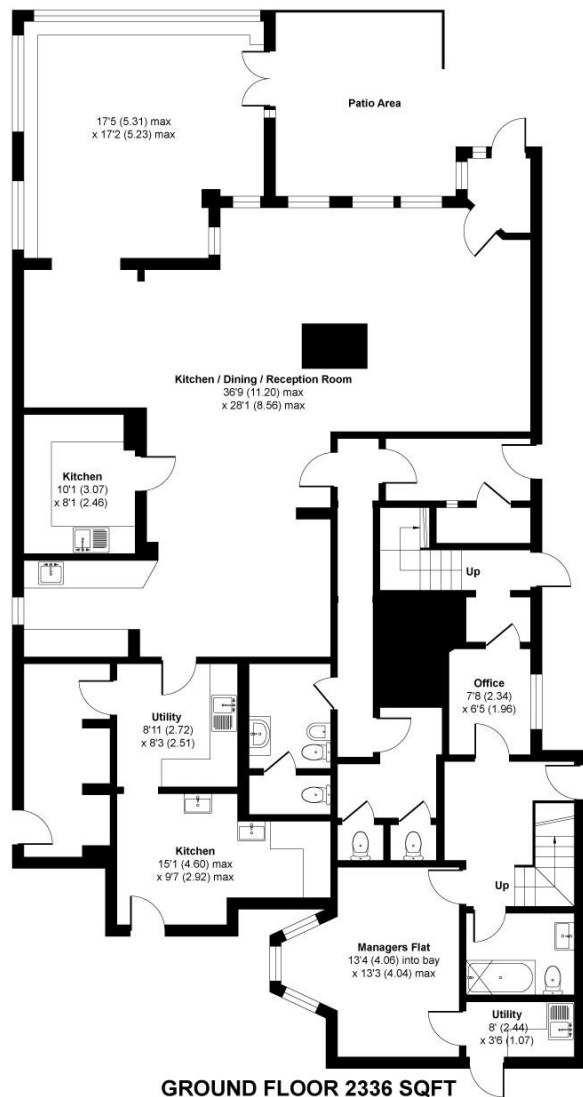
Navigator Hotel , 13-14 Marine Dr W, Bognor Regis, PO21

Approximate Area = 5124 sq ft / 476 sq m

Outbuilding = 339 sq ft / 31 sq m

Total = 5463 sq ft / 507 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Fleurets Limited. REF: 939625



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Tenure & Terms

New Free of Tie 20 year lease. Guide rent £52,000 p.a.

Premium - £125,000.

The property is also available by way of freehold sale at a guide price of £865,000.

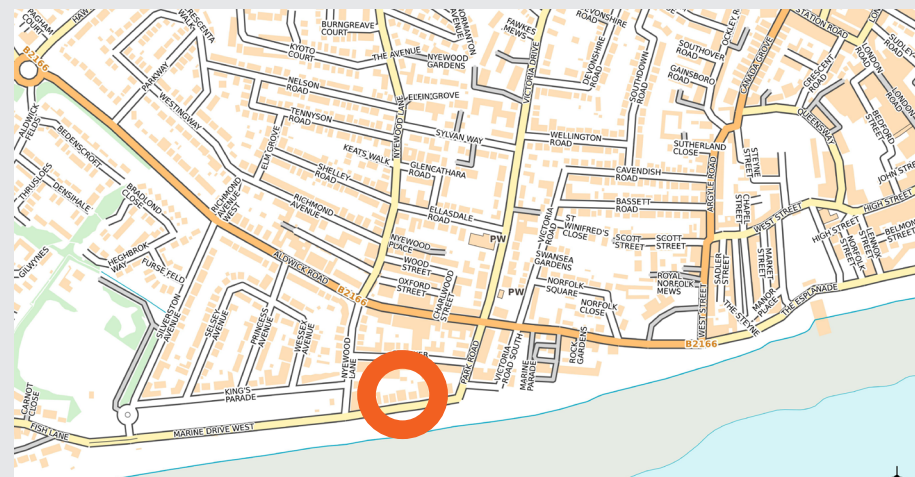
Legal Fees & VAT

Each party to bear their own legal costs incurred.

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

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the agents Flude Property Consultants:

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