



**FOR SALE**

Units H & J, Hilton Park Industrial Estate  
Church Farm Lane, East Wittering, West Sussex, PO20 8RL



## Key Features

- East Wittering situated eight miles southwest of Chichester
- Hilton Park Industrial Estate is the main estate in the Witterings
- Estate roads and common parts form part of the ownership
- Terrace of two industrial units
- Both let - passing rent £112,500 pax
- Guide price £1,485,000 stc
- A purchase at this level would reflect a NIY of 7.1% or £120 psf capital overall





## Location & Situation

East Wittering is a coastal village in the Chichester District of West Sussex. It is located on the Manhood Peninsula, and lies approximately eight miles southwest of Chichester, and six miles northwest of Selsey. Access to the north of East Wittering is via the A286, which links with the A27 Chichester Bypass to the north.

The subject property forms part of the Hilton Park Industrial Estate, which is situated about half a mile from the centre of East Wittering. The premises are generally positioned within the south-eastern corner of the estate.





## Description & Accommodation

The units are of traditional steel-framed construction, with elevations clad in corrugated single skin metal sheet to full height. Each unit has a minimum eaves eight of approximately 19'7" (6m), with a loading door to the front elevation.

Outside are concrete-covered loading and car parking areas to the front of the buildings.

The accommodation has the following approximate Gross Internal Area (GIA):

Unit J	Sq Ft	Sq M
Ground Floor	2,713	252
Mezzanine Floor	2,581	240
<b>Total</b>	<b>5,294</b>	<b>492</b>

Unit H	Sq Ft	Sq M
Ground Floor	3,752	348
Mezzanine Floor	3,333	310
<b>Total</b>	<b>7,085</b>	<b>658</b>





## Rateable Value

We understand the units to have the following Taxation -

Unit J (GF) - Rateable Value (2023) - £19,750

Unit J (FF) - Rateable Value (2023) - £14,750

Unit H - Rateable Value (2023) - £46,000

## EPC

We understand the properties have the following EPC ratings -

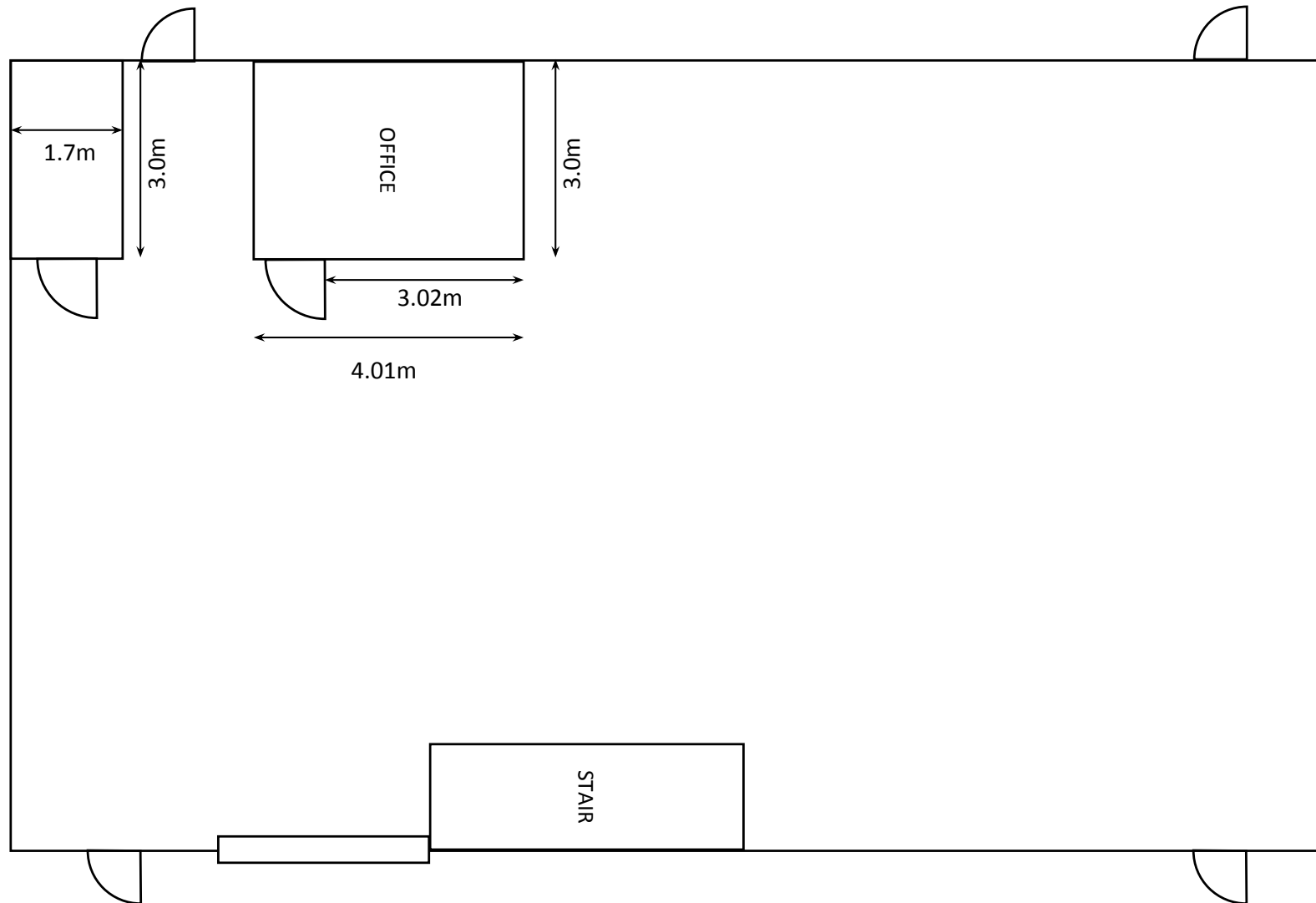
Unit J - D (79)

Unit H - D (87)

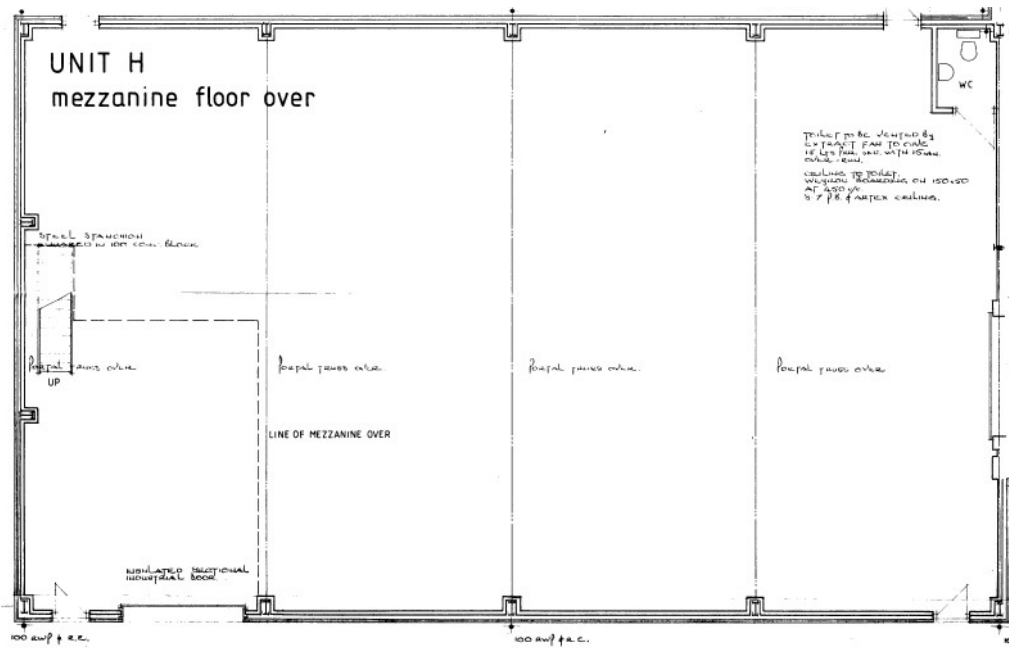
## Planning

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

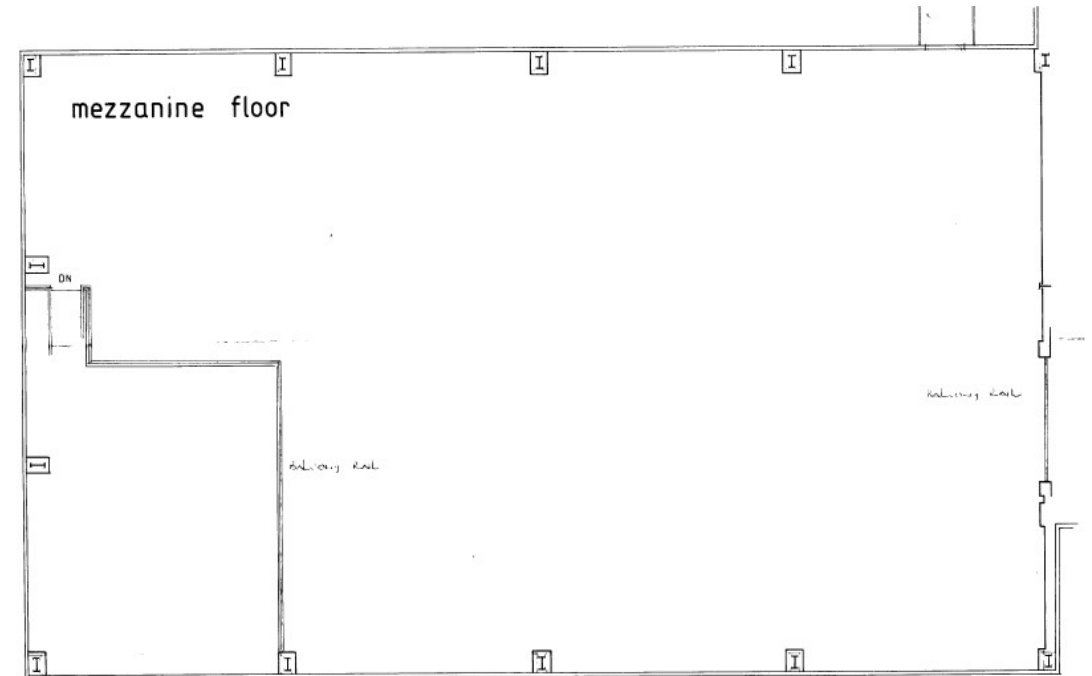




FLOOR PLAN - UNIT J For identification purposes only



Ground Floor



First Floor

FLOOR PLAN - UNIT H For identification purposes only



## Terms

We have been instructed to market the property for the freehold interest at a guide price of £1,485,000 subject to contract and the tenancies below.

Unit H is currently let to Hectic (Europe) Limited, until 31 July 2026, at a rent of £62,000 per annum exclusive. The tenant has a rolling break after 01 December 2025.

Unit J is currently under offer to a private individual, on a 10 year lease, at a rent £50,250 per annum exclusive.

Therefore the total passing rent is £112,500 per annum exclusive. A purchase at this level would reflect a NIY of 7.1% or £120 psf capital overall.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand that the property is elected for VAT and therefore it is assumed that the sale will be treated by way of a Transfer of A Going Concern (TOGC).

## 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 sole agents Flude Property Consultants:

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February 2025

