

# PROMINENT CLASS E FREEHOLD FOR SALE BOGNOR REGIS 60 HIGH STREET

## Description

Bognor Regis also known as Bognor, is a town and seaside resort in West Sussex on the south coast of England.

The main retail pitch within Bognor Regis is London Road. The subject property is located on High Street which intersects the southern side of London Road.

Nearby retailers include **Lloyds Bank, Reynolds Furniture, Subway, Betfred, Simis Williams Estate & Letting Agents** and **Nationwide**.

Please refer to the attached copy of the street traders plan for further details.

## Accommodation

The premises are currently arranged over a ground floor banking hall with mezzanine, basement and first floors providing the following approximate areas:

<b>Ground Floor Sales</b>	1,570 sq. ft.	(145.86 sq. m)
<b>Ground Floor Ancillary/Storage</b>	38 sq. ft.	(3.53 sq. m)
<b>Mezzanine Ancillary</b>	310 sq. ft.	(28.80 sq. m)
<b>First Floor Ancillary</b>	1,844 sq. ft.	(171.31 sq. m)
<b>Basement Ancillary</b>	998 sq. ft.	(92.72 sq. m)
<b>Total</b>	<b>4,760 sq. ft.</b>	<b>(442 sq. m)</b>

There are 4 car parking spaces.

Plans of the accommodation are available on request.

## User

The premises currently falls under Class E use.

## Terms

The property is offered to the market with vacant possession seeking offers in excess of **£335,000**.

*\* In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

**Subject to Contract**



## Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£31,250
<b>UBR (23/24)</b>	0.499p

All parties are to advised to make their own enquires to the relevant authority.

## EPC

This property has an EPC rating of D 83. A full report is available upon request.

## Legal Costs

Each party to pay their own legal fees incurred in this transaction.

## Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Freddie King**                      **07545 386694**  
freddie.king@greenpartners.co.uk

**Mike Willoughby**                **07810 480291**  
mike.willoughby@greenpartners.co.uk

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