



## Town Centre Retail & Residential Investment - For Sale

2-4 High Street, Bognor Regis, West Sussex, PO21 1SS

Price £125,000 Freehold

Michael  
**Jones**  
& Company

## High Street, Bognor Regis, West Sussex, PO21 1SS

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### Location

The property is situated within the town centre of Bognor Regis adjacent to the main post office. Located at the eastern end of the High Street the property experiences high footfall levels as well as being less than 5 minutes walking distance to the busy seafront.

### Description

The premises comprise of a substantial ground floor retail unit in a busy location within Bognor Regis town centre and is currently trading as a community support shop. The property benefits from a ground floor sales area, storage and staff facilities, a patio area and outside storage cupboard. The upper parts of the premises comprise 4 x residential flats.

### Accommodation

The property has the following approximate areas:

Ground Floor Retail Area 776 Sq Ft

4 x Flats - all sold on 125 Year Leaseholds from 29/9/98 at a ground rent of £150 per flat per annum.

### Tenancy

Ground floor retail unit let to Grandads Front Room CIC from 16/01/18 until 15/01/23. The rent paid is £7500 per annum and increases to £9950 throughout the lease. The flats above are all sold on 125 year leaseholds from 29/9/98 at a ground rent of £150 per annum each flat.

### Price

£125,000 Freehold

### VAT

VAT will be payable on the purchase price.

### EPC

An EPC is available for the property.

### Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

### Viewing

Strictly by appointment through Michael Jones Commercial.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings. Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement

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