

FREEHOLD MIXED-USE INVESTMENT FOR SALE **COMPRISING A LET RETAIL SHOP &** **VACANT ONE BEDROOM, SELF-CONTAINED FLAT**



147 HIGH STREET
SELSEY
WEST SUSSEX
PO20 0QB

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

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Henry Adams HRR Commercial Ltd is an independently owned limited company.
Registered in England and Wales No. 13177127
Registered office 50 Carfax, Horsham RH12 1BP. VAT No. 374832277

LOCATION

Selsey is a seaside town situated approximately 8 miles to the south of Chichester and 7 miles to the west of Bognor Regis. The town is well connected by road with the B2145 giving direct access to Chichester and the A27 (east/westbound routes). A Google Street View of the High Street can be viewed through Google Maps by typing in the property's postcode PO20 0QB

DESCRIPTION

The property comprises a let retail shop and vacant one bedroom, self-contained flat above, the flat is accessed at the rear.

ACCOMMODATION

Commercial aspect (net internal areas)

Ground Floor

Retail sales area	248 sq ft (23.0 sq m)
Kitchen	178 sq ft (16.5 sq m)
Total	426 sq ft (39.5 sq m)

Residential aspect (approximate measurements in feet & inches)

First Floor

Hallway	5'9 x 15'3
Kitchen	8'2 x 11'6
Livingroom	9'6 x 12'0
Bedroom	7'9 x 13'0
Bathroom	5'4 x 11'6

TENANCIES

Commercial Shop (Trading as Waves Café & Sandwich Bar)

The premises are let to a private individual on an 8-year lease term from the 1st of November 2019 (expiry 31st of October 2027) at a passing rent of £12,670 per annum exclusive.

Residential Flat

The residential flat is being offered with vacant possession; our local lettings department have indicated that a rent of £800 pcm could be achieved on a new letting.

TENURE

Freehold interest, subject to the above commercial tenancy.

GUIDE PRICE

£265,000

ENERGY PERFORMANCE RATINGS

Commercial Shop	Assessment shortly to follow
Residential Flat	Band D (65)

EPC certificates can be made available by email on request or downloaded on-line from GOV.UK website portal.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, upon an agreement of Heads of Terms, a mandatory Tenant/Purchaser, Know Your Customer (KYC) documentation request will be made.

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE SELLING AGENTS

Henry Adams Commercial **www.henryadams.co.uk/commercial**

CONTACT

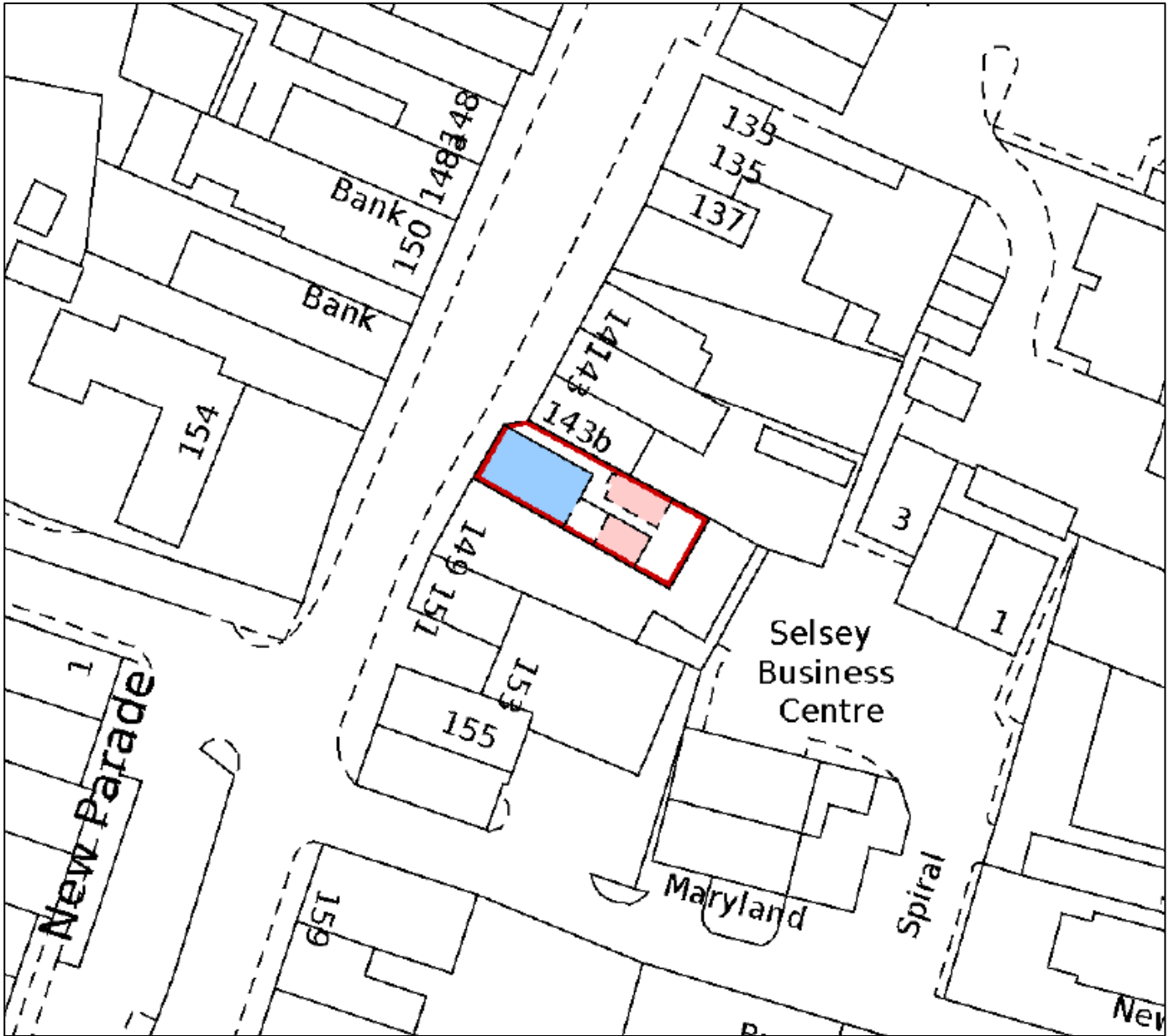
Andrew Algar – Head of Commercial Property

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TITLE DEED PLAN
LAND REGISTRY TITLE DEED NUMBER - WSX157011



LOCATION MAPS - NOT TO SCALE



Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.