

TO LET / FOR SALE

**CLASS "E" RETAIL PREMISES - 570 SQ FT (52.9 SQ M)
TOWN CENTRE TRADING LOCATION**



100% SMALL BUSINESS RATES RELIEF AVAILABLE
**GROUND FLOOR, 110 HIGH STREET
SELSEY
WEST SUSSEX
PO20 0QG**

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Residential / **Commercial** / Rural / Development / Auctions

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 0QG

ACCOMMODATION (NET INTERNAL AREA)

Ground Floor 570 sq ft (52.9 sq m)

LETTING OPTION

The premises are available to let upon a new effective full repairing and insuring lease at a rent of £10,750 per annum exclusive. A rental deposit and references will be required.

SALE OPTION

Offers in the region of £130,000 are invited for the purchase of a 125-year long leasehold interest (commencing 25th of December 2013).

PLANNING

We understand the property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Permitted uses within this Class allow multiple business uses, including retail, offices, leisure, and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Class E or alternatively, this information can be accessed online through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

According to GOV.UK, the property has a Rateable Value of £8,500. Based on the 2026/2027 Business Rates Multiplier of 43.2p in the £, the rates payable would be £3,672. We understand there is a 100% Small Business Rates Relief available on the current assessment. Interested parties are advised to Chichester District Council to verify the above figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE RATING

This property has an excellent Energy Performance Certificate (EPC) rating of Band B (28). The full report is available via email upon request or alternatively, this may be downloaded from GOV.UK <https://www.gov.uk/find-energy-certificate>

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

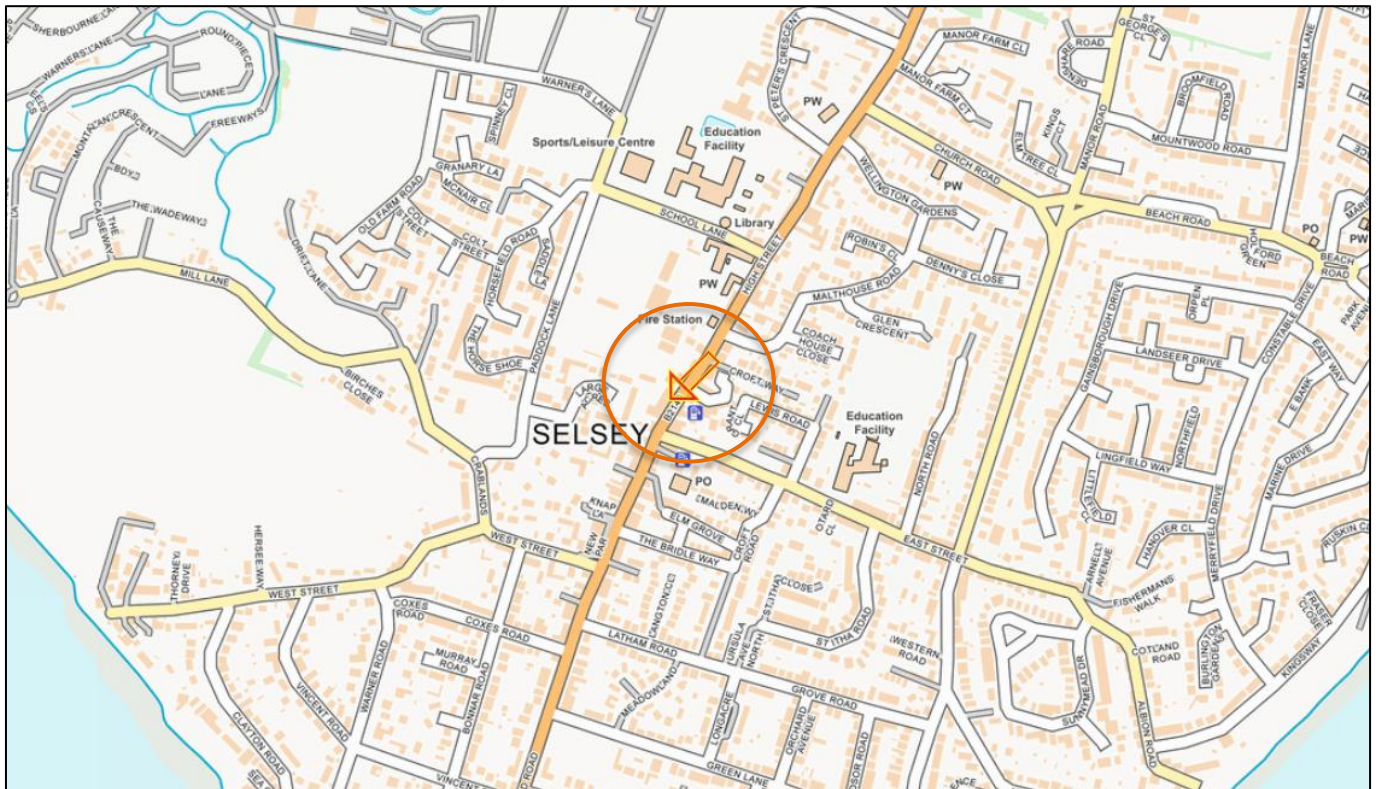
By appointment through SOLE LETTING AGENTS Henry Adams Commercial

CONTACT

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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.