



81-83 High Street
Selsey, West Sussex PO20 0QL

FOR SALE/TO LET

BRAND NEW COMMERCIAL UNIT

NIA 51.20 sq m (551 sq ft)

Key Features:

- Selsey is a busy seaside town
- Established high street
- Public car park nearby
- Modern open plan unit
- Double frontage
- Kitchenette and W/C
- Available for a variety uses (STP)
- Long leasehold
- Price £125,000 STC
- Rent £8,500 pax





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Location

Selsey is situated eight miles from the historic cathedral city of Chichester and seven miles west of Bognor Regis. The town is well connected by roads with the B2145 giving direct access to Chichester and from there the A27 provides quick access to the east and west.

Accommodation

The accommodation comprises a modern self-contained ground floor retail unit which benefits from a kitchenette and WC.

The property has the following approximate Net Internal Area (NIA) of 51.20 sq m (551 sq ft).

EPC

We understand the property to have an EPC rating of B(35).

Terms

We have been instructed to market the property with vacant possession and quote a price of £125,000 for the long leasehold, subject to contract to buy, or £8,500 pax to rent.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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

Business Rates

To be assessed.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

We understand that the property is elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS

10 March 2021

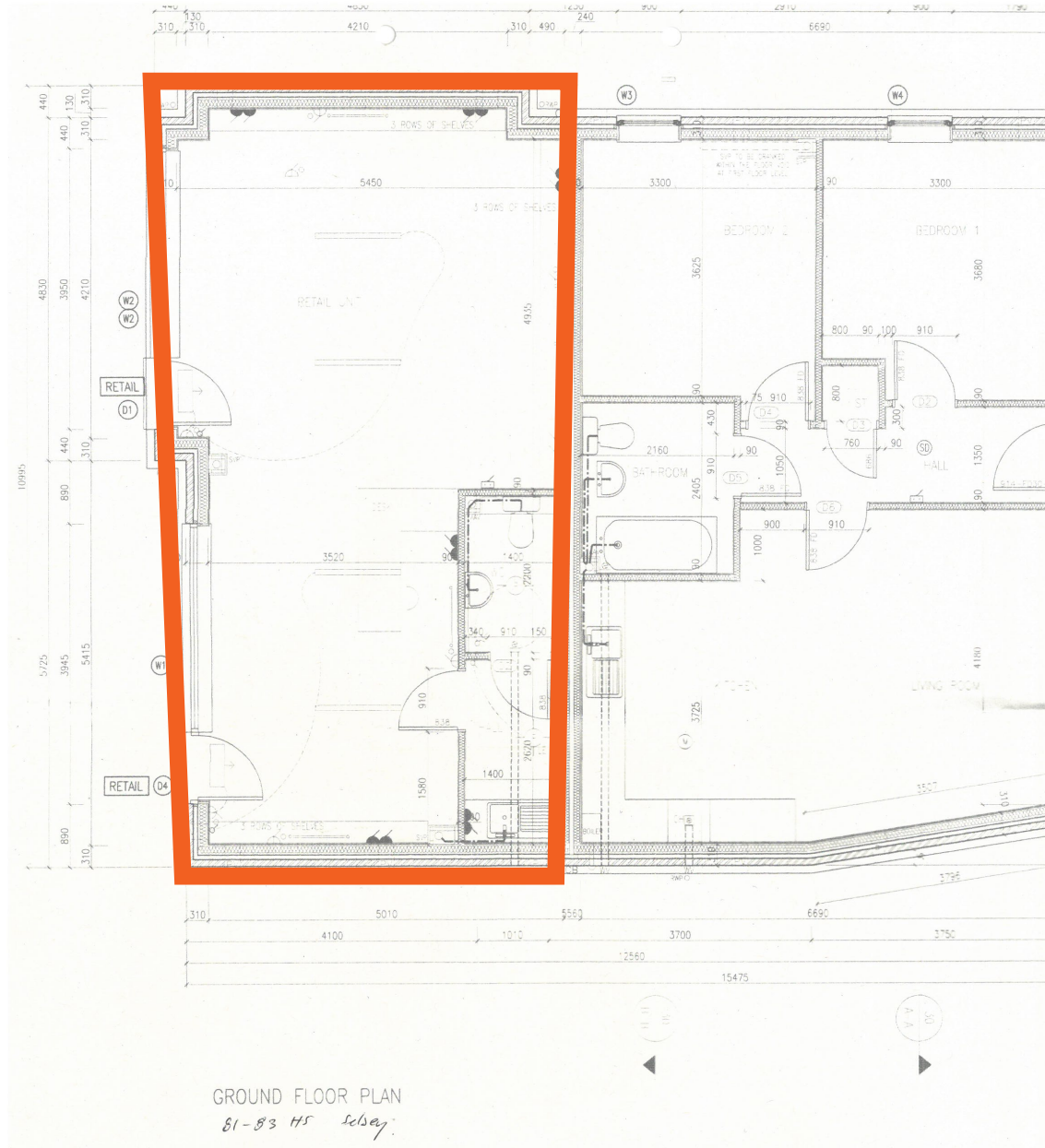


OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Floor Plans



For identification purposes only.