



**1A The Parade**  
Pagham, Bognor Regis, West Sussex, PO21 4TW

**FOR SALE**

## LONG LEASEHOLD OPPORTUNITY

Size 43.87 sq m (472 sq ft)

### Key Features:

- Located within Pagham Parade
- Parking for two cars
- WC and kitchenette
- Suitable for owner occupier/investor
- E Class premises
- Long leasehold
- Price £50,000
- Nearby occupiers Co-operative Food  
Jordan's Pharmacy and Pagham Newsagents





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## Location

Bognor Regis is an affluent and popular resort town in West Sussex ideally located on the south coast approximately 55 miles south west of London 24 miles west of Brighton and six miles south east of Chichester.

The town benefits from excellent transport links with easy access to the A259 which links Bognor Regis to the A27 (seven miles north of the town) and therefore the wider national road network.

The property forms part of The Parade in Pagham, in Bognor Regis. Nearby occupiers include Co-operative Food, Jordan's Pharmacy and Pagham Newsagents.

## Accommodation

The property comprises a ground floor lock-up shop (forming part of a larger two-storey building). The main shop area is accessed via a hallway from the 'front door', and benefits from a kitchenette and WC. There are also two off-road car parking spaces to the rear.

The property has an approximate NIA of 43.87 sq m (472 sq ft).

## EPC

We understand the property has an EPC rating of F (142).

Further information on request.

## Planning

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

## Terms

We have been instructed to market the property and quote a price of £50,000 for a 999 year long lease hold interest (expiring 2992), at a peppercorn rent, subject to contract.

## Business Rates

Rateable Value (2017): £1,870

As the RV is below £12,000, we believe 100% small business rate relief is possible.

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

## VAT

Rents and prices are quoted exclusive of, but may be subject to 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:

**Lizzie Cottrell**

**chichester@flude.com**

**01243 929135**

**www.flude.com**



**Flude**  
PROPERTY CONSULTANTS

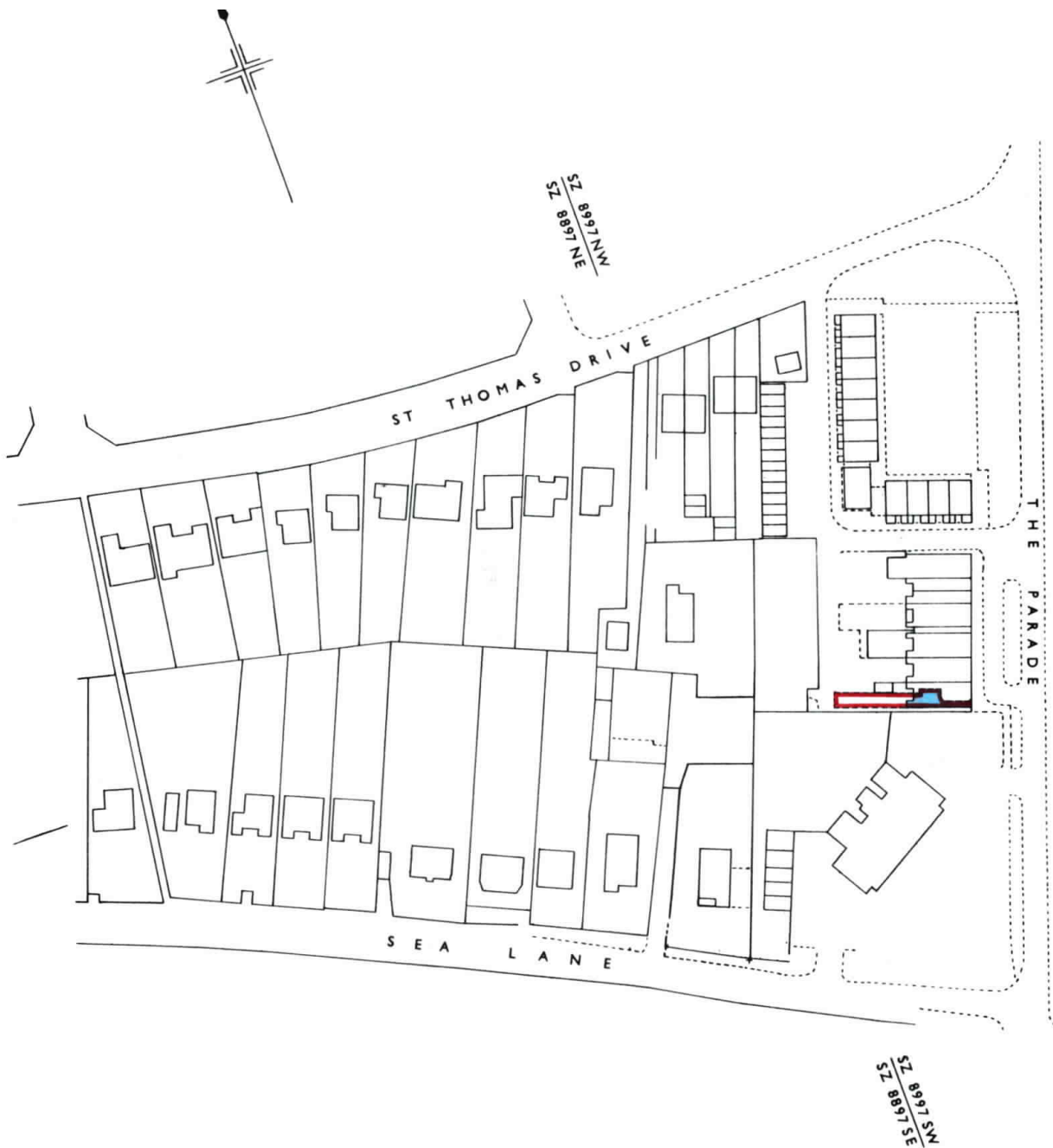
**22 October 2021**



**OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH**



## Location Plan



Old Reference LXXIII 12 E

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