



**FOR SALE**

Navigator Hotel  
Marine Drive West, Aldwick, Bognor Regis, West Sussex, PO21 2QA





## Key Features

- Busy seafront position with views overlooking the sea
- Large decked terrace with roofing
- Located in popular and busy seaside resort
- Near to Butlin's Bognor Regis Resort
- Profitable seafront hotel & restaurant
- Well established business
- 12 en-suite letting rooms
- 1 bedroom managers flat
- £975,000 Freehold





## Location & Situation

Bognor Regis is a seaside town and civil parish located in the Arun District of West Sussex. It lies approximately five miles to the southeast of Chichester, and 20 miles west of Brighton. Access to the north of the town is from the A27 south coast trunk road, which links with Bognor Regis via the A29.

The subject property is located about one mile to the west of Bognor Regis town centre, with direct views to sea and occupies a prominent location on Marine Drive West.

## Accommodation

The property comprises a substantial ground floor public house and restaurant, with large terrace to the front and side. Navigator Hotel occupies the south facing part of the building, and comprises a main bar/restaurant area and a second bar area. Gents and Ladies WCs.

- 2 x sea view double's
- 1 x sea view twin
- 3 x standard Double's
- 3 x single's

Second floor has

- 2 x doubles' [with sea view's]
- 1 x single
- total 12

Ground floor managers suite

- Bedroom/sitting room
- Bathroom
- Small Kitchenette







## Rateable Value

Rateable Value 2017: £16,500.

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

## EPC

B (48)

## Planning

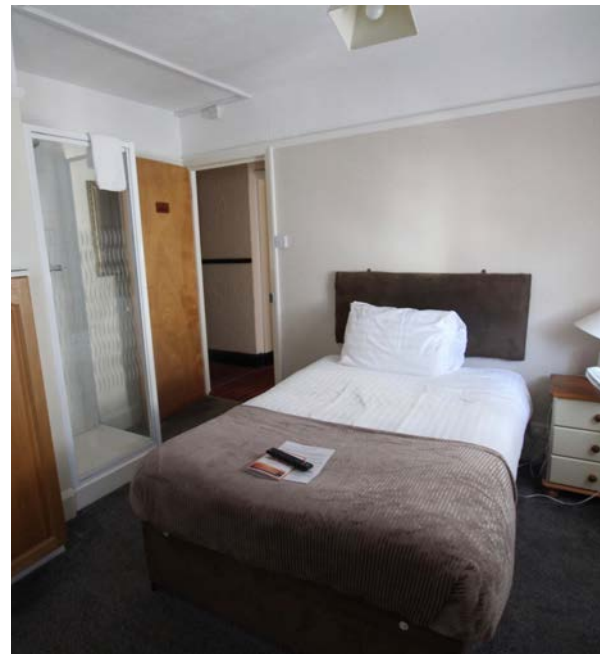
The property has historically been used as a guest-house and restaurant, therefore we believe this would be classed as a C1/Sui Generis.

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





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## Terms

For sale with vacant possession with offers invited in the region of £975,000.

## Legal Fees

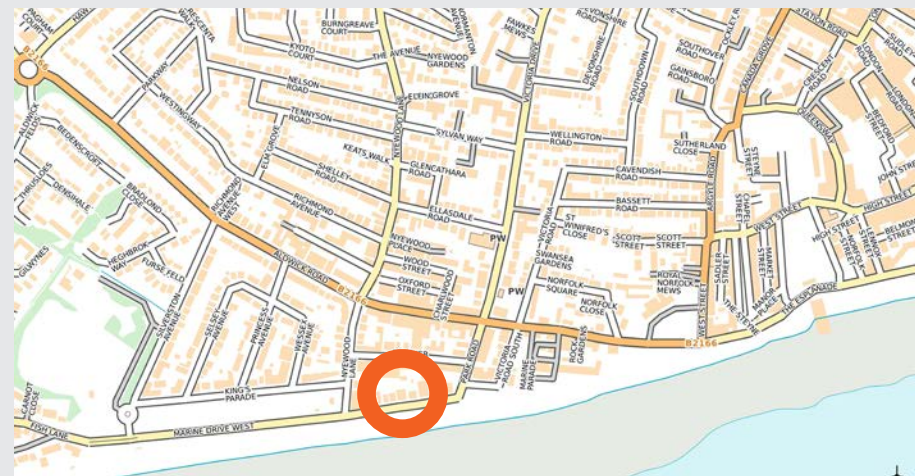
Each party to bear their own legal costs incurred.

## VAT

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

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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**01273 727070**

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