



The Flat And Former Post Office  
Broad Road, Hambrook, Chichester, West Sussex, PO18 8RG

**FOR SALE**

## Retail Unit with Large Flat Total Size - 1,457 sq ft

### Key Features:

- Well located between Emsworth and Chichester
- Ground floor commercial unit - 510 sq ft
- Integral single garage
- Large three bedroom flat above
- Forecourt parking and rear garden
- Various new housing developments nearby
- Suit a variety of uses
- Suit owner occupier, investor or developer
- Freehold available with vacant possession
- Guide price £375,000 stc





The Flat And Former Post Office  
Broad Road, Hambrook, Chichester, West Sussex, PO18 8RG

## Location

Hambrook is a village situated between Emsworth and Chichester, nestled between the South Downs and the coast. The village provides easy access to the nearby A27 road, providing good connections to Chichester and other surrounding areas.

## Description

The property comprises a two storey building currently arranged as a ground floor retail unit and garage, together with a self-contained three bedroom flat above. Externally, there is forecourt parking and to the rear a garden.

## Accommodation

The accommodation has the following approximate Floor Areas:

Area	Sq Ft	Sq M
Ground Floor	510	47.38
Garage	172	15.98
First Floor - Flat	775	72
Total	1,457	135.36

## EPC

We understand commercial element has an EPC rating of B, whilst the residential part has a rating of D.

## Planning

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

## Terms

We have been instructed to market the property with vacant possession and quote a price of £375,000 for the freehold interest subject to contract.

## Business Rates

Rateable Value (2023): £2,375.

The occupier may be entitled to 100% Small Business Rate relief.

## VAT

We understand that the property is not 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.

24 March 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin  
s.martin@flude.com  
01243 929140  
www.flude.com

