

The Boathouse, Longlands Road
East Wittering PO20 8DD



For Sale/To Let

■ Self Contained Office Building with Parking

Total Area 83.3 sq m (896 sq ft)

■ Key Features

- For Sale/To Let
- Well presented self contained office building
- Close to town centre and beach
- Parking for three cars
- 3 phase power supply
- Doubled glazed
- Fire and Security Alarms
- Good natural light on first floor with Velux windows
- A restrictive covenant will be imposed keeping the use as an office only



■ Location

East Wittering is a scenic coastal town popular with tourists and locals of the surrounding areas. The town benefits from a good range of shops and easy transport links.

Chichester is located approximately seven miles to the north east via the B2179 and the A286 Birdham Road.

■ Accommodation

The accommodation is arranged over ground and first floors. There is a single W/C and kitchenette on the ground floor. Externally there is parking for three cars.

We have measured and calculate the accommodation to have the following approximate net internal floor areas:

Ground Floor	44.6 sq m	(480 sq ft)
First Floor	38.7 sq m	(416 sq ft)
Total	83.3 sq m	(896 sq ft)

■ Planning

We understand that the premises benefit from B1(a) Office use within the Use Classes Order 1987 (as amended).

■ EPC

We understand the property to have an EPC rating of G(211).

■ Business Rates

Rateable Value (2017): £4,250

The property may be eligible for Small Business Rate Relief.



■ Terms

The property is available to let by way of a **new full repairing and insuring lease** for a term to be agreed at a commencing rent of **£12,250 per annum exclusive**.

We have also been instructed to market the property **For Sale with vacant possession**, and to invite **offers in excess of £200,000** for the freehold interest subject to contract.

Strictly unconditional offers only and based on the existing use only.

A restrictive covenant will be imposed keeping the use as an office only.



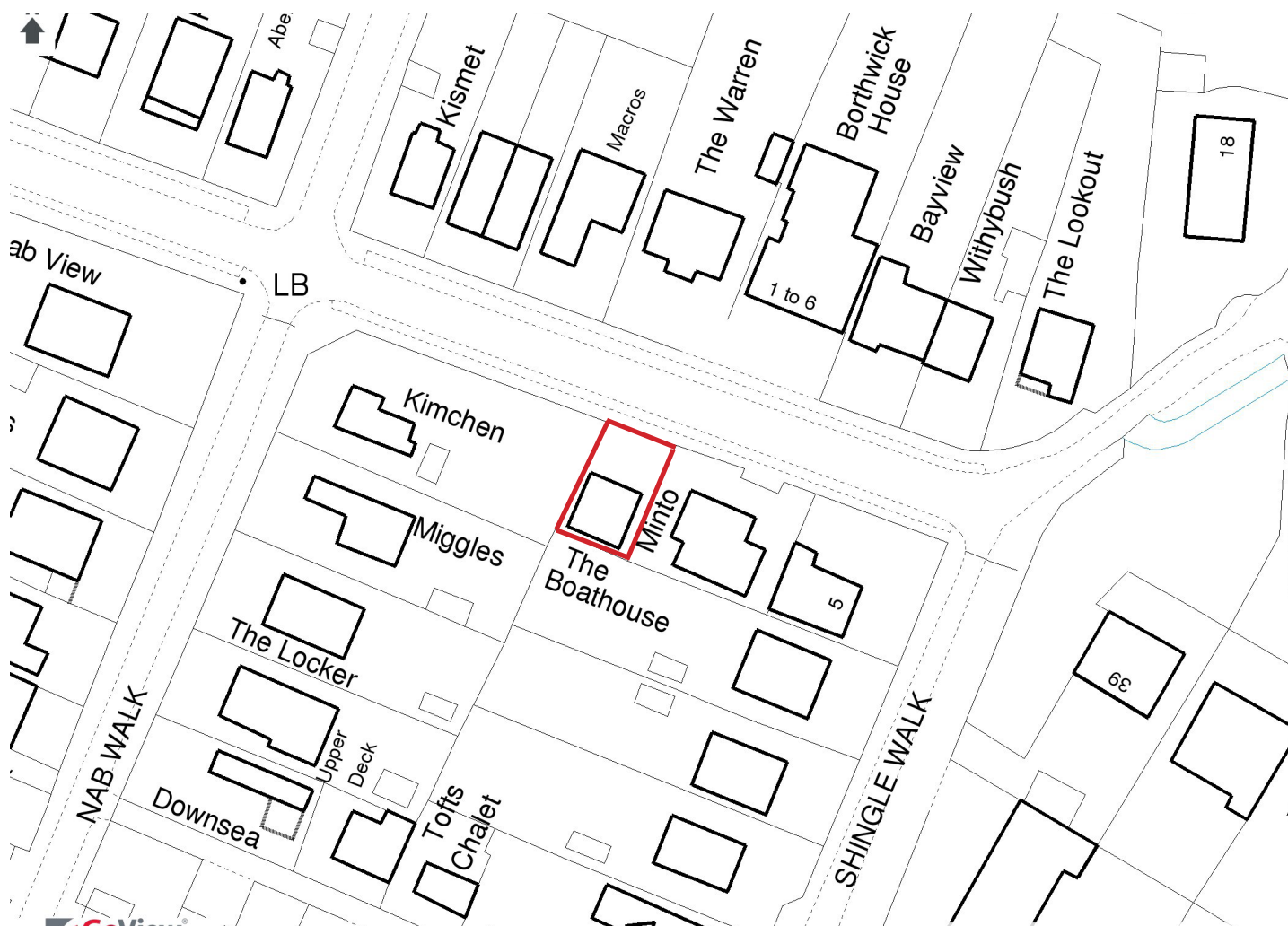
VAT

We understand that the property is not elected for VAT.

■ Legal Fees

Each party to bear their own legal costs incurred.

Maps & Plans



Viewings and Further Information

Please contact the sole agents Flude Commercial via email
at chichester@flude.com
Telephone on **01243 819000**

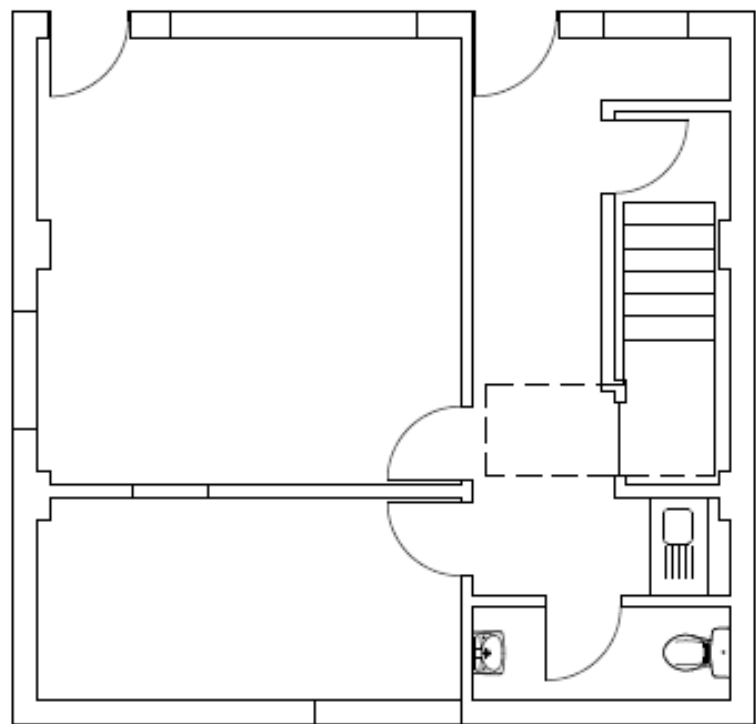


Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in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

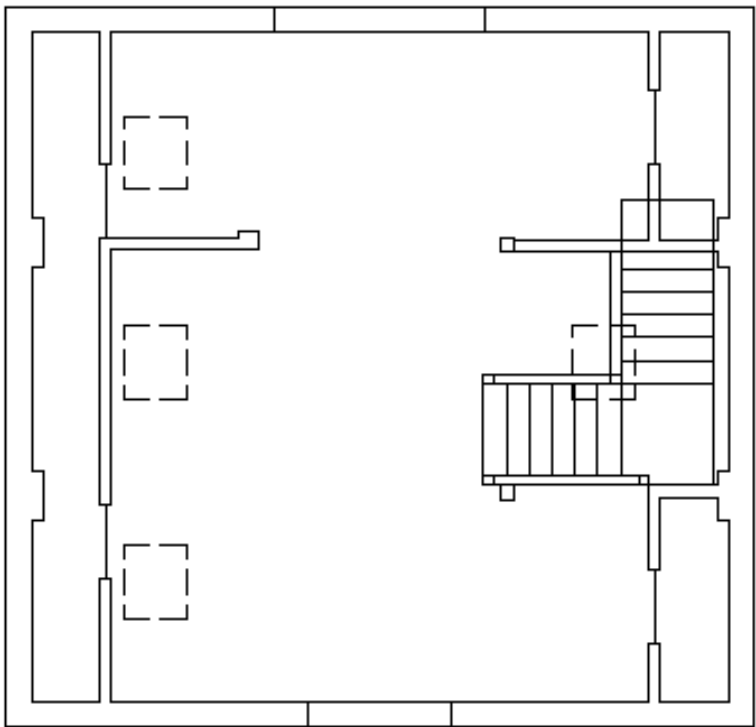
Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect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

Existing Plans



ground



first