

Unit E3, Hilton Park, Church Farm Lane
East Wittering PO20 8RL



FOR SALE

■ Modern Warehouse Unit

Total Size 2,110 sq ft (196 sq m)

■ Key Features

- Ground floor 1,055 sq ft (98 sq m)
- Mezzanine 1,055 sq ft (98 sq m)
- Max eaves height 6.0m
- Established industrial estate
- Loading door 3.2m x 3.2m
- Freehold, subject to vacant possession
- Price £175,000 stc
- No VAT





Location

East Wittering is located seven miles south of Chichester via the B2179 and the A286 Birdham Road.

The town benefits from a good range of shops and easy transport links. It is situated close to Bracklesham Bay on the west side of the Manhood Peninsula and is bordered by the towns of Selsey and West Wittering.

Description

Unit E3 comprises a modern warehouse unit, with an internal mezzanine floor. The building is of block construction with a concrete slab floor. The roof appears to be insulated steel profile sheeting. The internal eaves height is 6.0m, reduced to 2.5m under the mezzanine. Access to the unit is via a single loading door, 3.2m by 3.2m and a side door. There are two dedicated car parking spaces.

Accommodation

We have measured and calculate the approximate gross internal floor areas scheduled below.

Ground Floor Warehouse	98 sq m	1,055 sq ft
Mezzanine	98 sq m	1,055 sq ft
Total	196 sq m	2,110 sq ft

Viewings and Further Information

Please contact the sole agents Flude Commercial:

Via email at chichester@flude.com

Telephone on **01243 819000**

Planning

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

EPC

EPC rating E.

Terms

We have been instructed to market the property with vacant possession at a price of £175,000 for the freehold interest, subject to contract.

The estate service charge is currently £526 per annum and building insurance is £354 per annum.

VAT

The property is not registered for VAT.

Business Rates

Rateable Value (2017): £16,750.

Legal Fees

Each party to bear their own legal costs incurred.



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.

28 March 2018

Location Plan

