

FREEHOLD FOR SALE

Comprising a retail shop, spacious three bedroom flat and garage to the rear

Going Concern Interest of Well-Established Beauty Salon Available



An extensive photo gallery can be viewed online through www.henryadamscommercial.co.uk

68 ALDWICK ROAD (B2166), BOGNOR REGIS WEST SUSSEX PO21 2PE

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Bognor Regis is a thriving coastal town located on the Sussex coast, between Chichester and Littlehampton which lie approximately 7 miles and 7.4 miles to the southeast and west respectively. The town has an urban population of approximately 24,000 and a catchment population of 64,000. The property fronts a main road location within a secondary shopping area to the west of the town centre with the promenade and beach being located to the immediate south. A location plan and street view can be viewed online through Google Maps by typing in the property's postcode PO21 2PE

DESCRIPTION

The property comprises a ground floor retail shop, spacious three bedroom flat and garage to the rear. The property benefits from gas central heating, uPVC double glazed windows and CCTV.

ACCOMMODATION

Commercial Aspect

Ground Floor

Retail sales /store/kitchen 1,450 sq ft (134.71 sq m)

Ravello Hair & Beauty

The current trading business is run by the Vendors. Subject to terms offered, the fixtures, fittings and going concern interest can be made available. We understand the premises have a long trading history as a barbers/salon dating back to 1937. The current business enjoys a good reputation locally being known for its friendly service to loyal customers and clients alike. The business trades from 9.00 am - 3.00 pm Tuesdays, 9.00 am – 5.00 pm Wednesday to Friday and Saturday from 9.00 am – 2.45 pm (closed Sundays).

Residential Aspect

First Floor

Living room	19'6 x 16'9
Bedroom 1	13'4 x 12'6
Bedroom 2	16'5 x 10'5
Bedroom 3	9'2 x 7'7
Kitchen	12'11 x 7'9

PRICE

£399,999 with vacant possession

BUSINESS RATES & COUNCIL TAX (2017/2018)

Business Rates

The current Rateable Value advertised by www.gov.uk is £5,200. The Uniform Business Rate for 2017/2018 is 46.6p in the £ making the Rates Payable £2,423.20. Based upon this assessment and to those who may qualify a 100% Small Business Rates Relief is available.

Council Tax

We understand that the residential accommodation falls within Council Tax valuation Band B (£1,242.69).

Interested parties are advised to contact Arun District Council Business Rates Department on 01903 737 752 to verify the above.

VIEWING ARRANGEMENTS

Strictly by appointment with sole agents Henry Adams Commercial, 50 Carfax, Horsham RH12 1BP

CONTACT

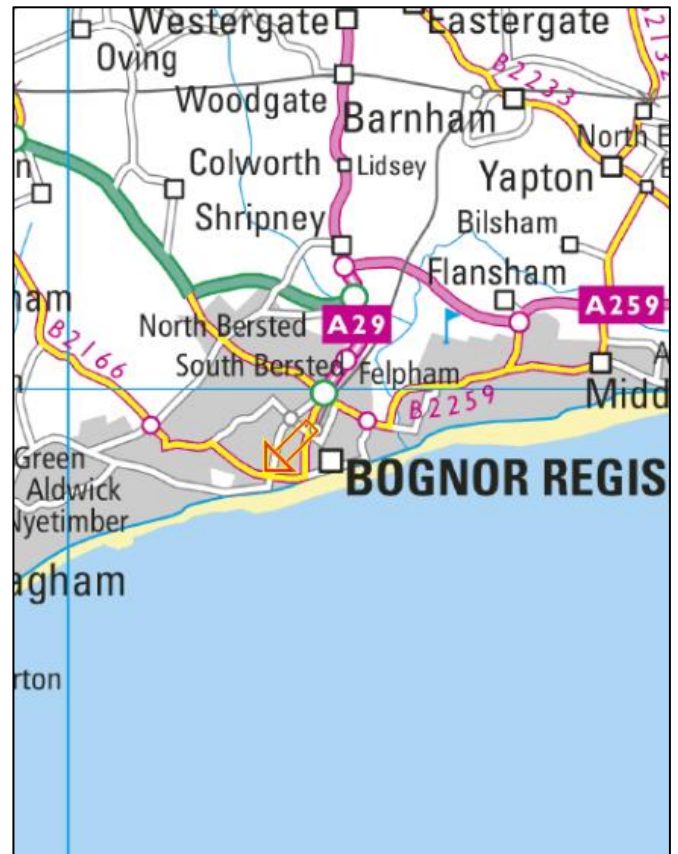
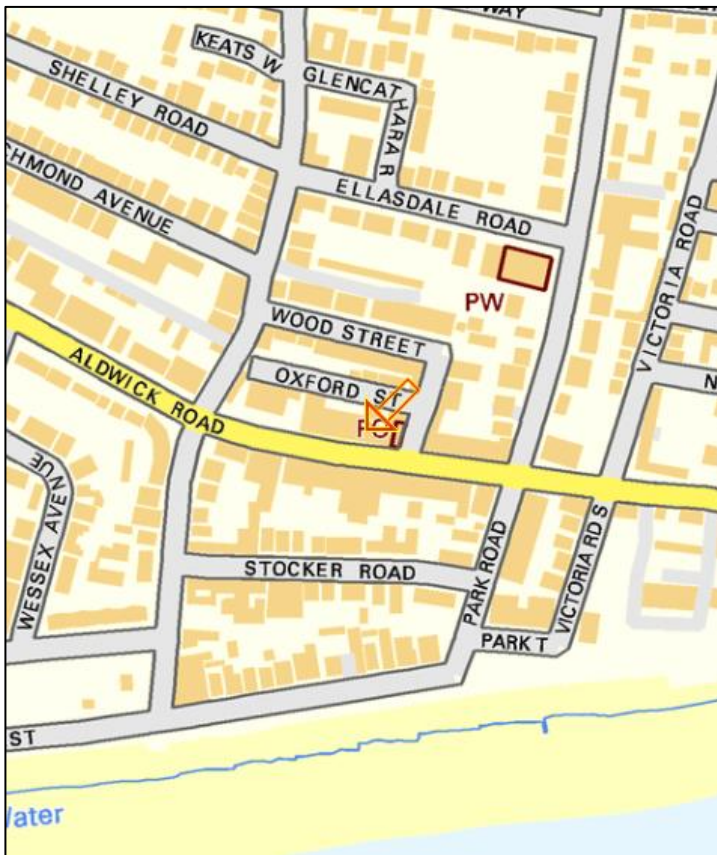
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LOCATION MAPS – NOT TO SCALE



ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available shortly

Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams Horsham LLP nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.