

Kings Head, Bognor Road, Chichester PO20 1EH



# FOR SALE

## ■ Restaurant/Pub Premises

Total Size 217.42 sqm (2,340 sq ft)

## ■ Key Features

- Close to Chichester city centre
- Situated on busy road
- Prominent building with ample parking
- Development potential STP
- Suitable owner occupier, investors and developers
- The site extends to approximately 0.35 acres
- Price £395,000 STC
- Freehold with vacant possession





## Location

The Cathedral City of Chichester is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton.

The property is situated on the south side of Bognor Road, approximately three miles south of Chichester city centre and five miles north of Bognor Regis.

## Accommodation

The property comprises a two storey building which is currently configured as a restaurant. Externally there is a large car park.

We have measured and calculate the accommodation to have the following approximate gross internal floor area of **217.42 sq m (2,340 sq ft)**, including additional seating area.

The site extends to approximately 0.35 acres.

## EPC

EPC rating of D - 94.

## Terms

We have been instructed to market the property with vacant possession and quote a price of **£395,000 for the freehold interest** subject to contract.

## VAT

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

## Planning

We understand that the premises benefit from **A3/A4 use within the Use Classes Order 1987** (as amended).

## Business Rates

Rateable Value (2017): £10,600.

The property may be eligible for Small Business Rate Relief.

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact the sole agents Flude Commercial:

**Mary Jackson**

**m.jackson@flude.com**

**01243 929140**

**Sebastian Martin**

**s.martin@flude.com**

**01243 929135**

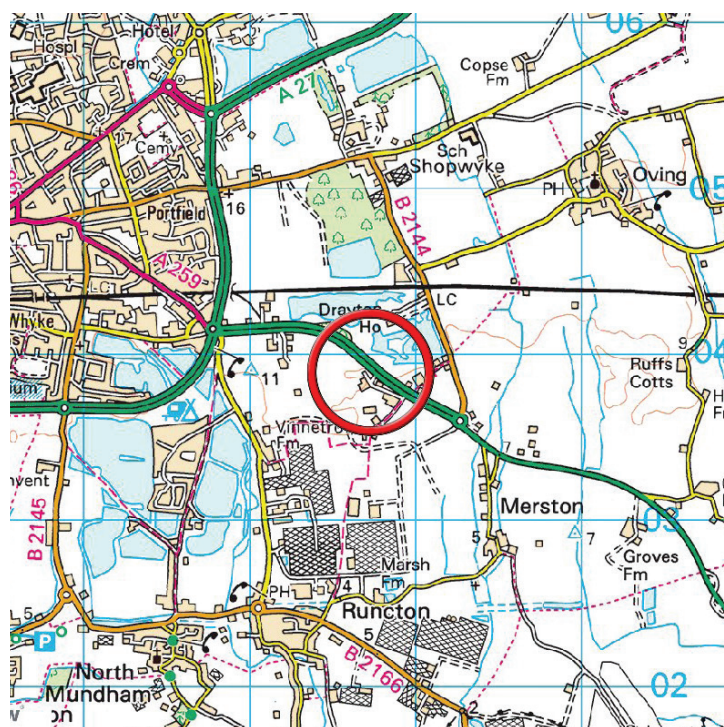
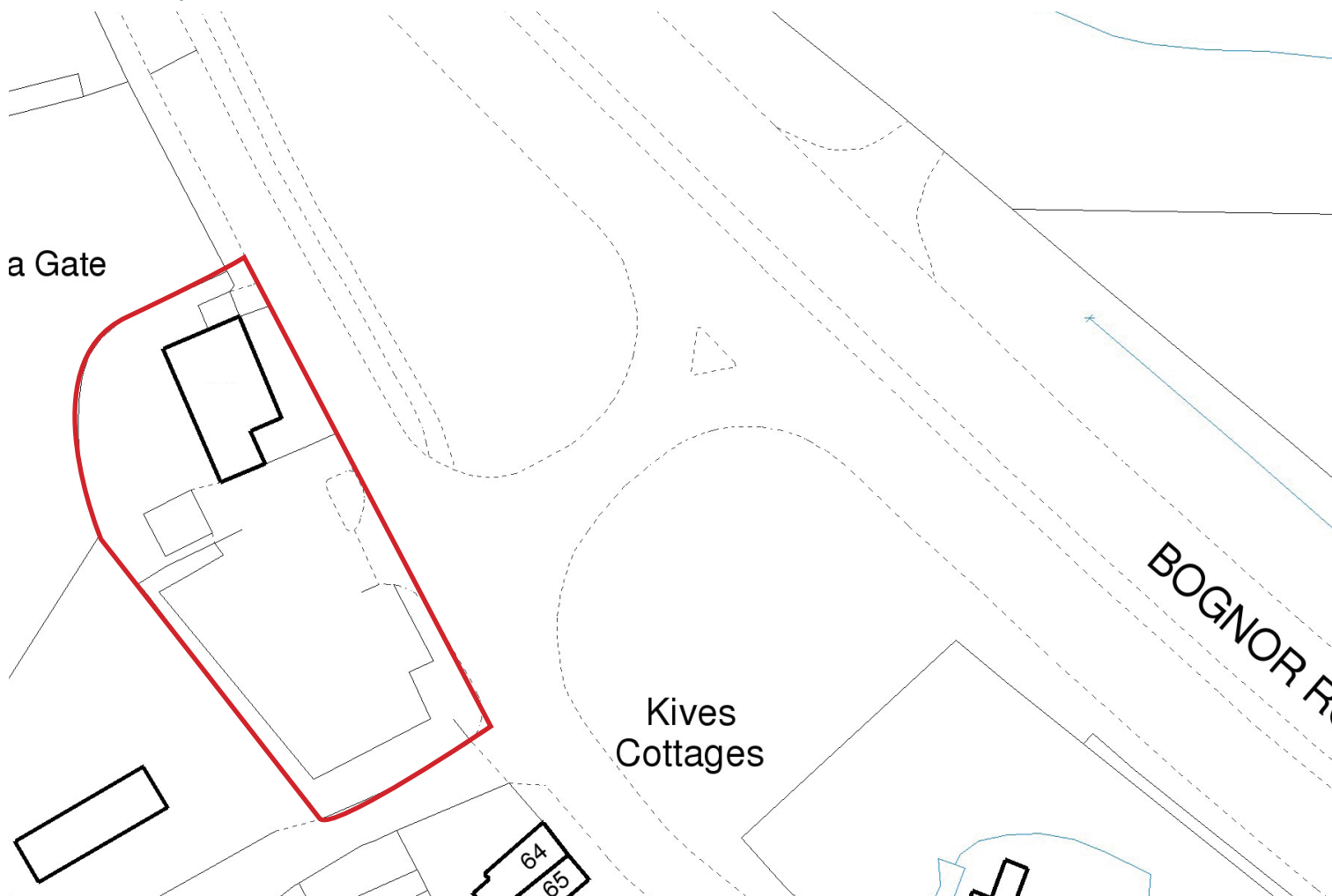


*Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in 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.*  
16 January 2017

Location Maps and Plans



Maps and plans are for indicative purposes only.