South Downs Holiday Village, Bracklesham Bay,
Chichester, West Sussex PO20 8JE

FLUDE commercial
01243 819000
www.flude.com

FOR SALE/ TO LET

Holiday Village

110 chalets all at ground level with a 50 bed hotel

3.8 acres

Key Features

- Trading Holiday Village until December 2016
- Popular seaside location
- Mixture of Chalet and Hotel accommodation
- 15 m x 8.5 m outdoor swimming pool
- Unconditional offers only

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Location
Bracklesham Bay is an attractive coastal town with easy access to Chichester which is 7 miles to the North.

Accommodation
South Downs Holiday Village comprises a mixture of holiday accommodation, hotel and associated facilities such as swimming pool and gardens.

We understand the current accommodation comprises the following-

11 rows of Chalets, in terraces of circa 10, totalling 110 units. The average chalet houses a double bed (all en-suite), circa 150 - 200 sq ft each.
There are three varying styles of accommodation.
Eight chalets have wet rooms with wider access doorways
Hotel circa 50 bedrooms at first floor level (all en-suite)
Main Complex which houses Ballroom Room, Dining Room, Kitchen, Games Room, Bar and Arcade
Outdoor Swimming Pool
Parking to the front for circa 50 cars

Planning
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.

Terms
The property is available to let by way of a new full repairing and insuring lease for a term to be agreed. Rent upon application.

We have also been instructed to market the freehold interest of the property, subject to an existing tenancy, with the earliest vacant possession being achievable in March 2019. Price upon application.

Strictly unconditional offers only and based on the existing use only. A restrictive covenant will be imposed keeping the use as a holiday park only.

Please note, parties must have viewed the property for an offer to be accepted.

EPC
Available upon request.

Legal Fees
Each party to bear their own legal costs incurred.

Business Rates
Rateable Value: £130,600.

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

Viewings and Further Information
Please contact the sole agents Flude Commercial
Via email at **chichester@flude.com**
Telephone on **01243 819000**

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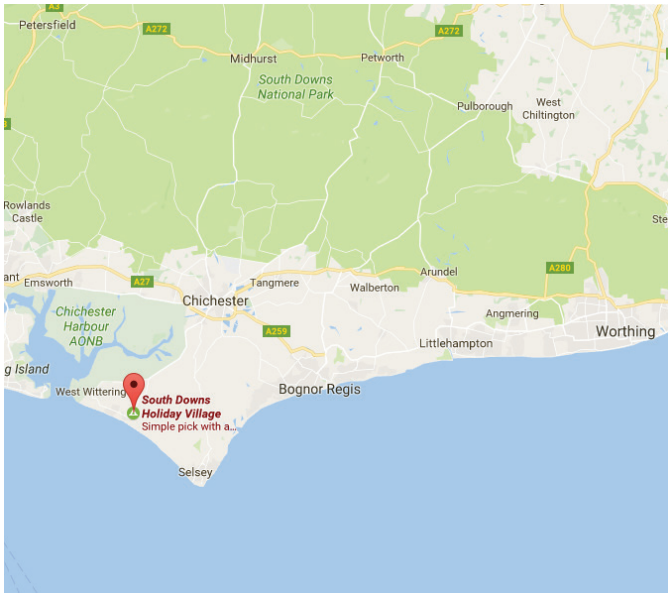
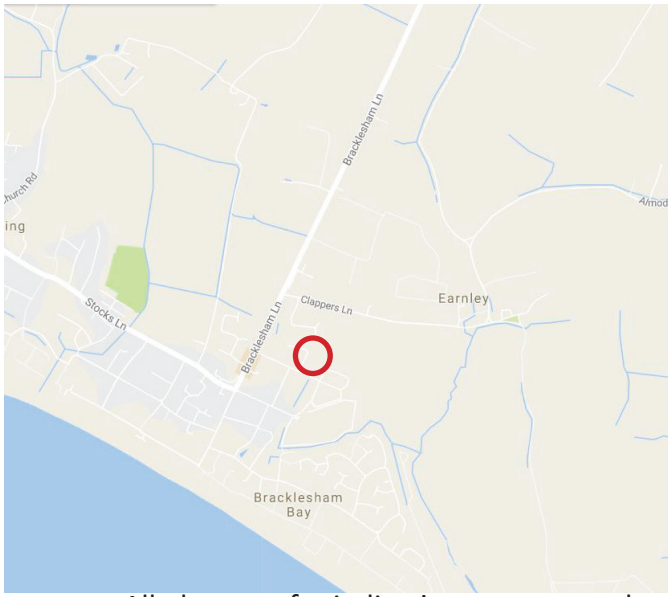
Plan and Maps





All plans are for indicative purposes only

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.

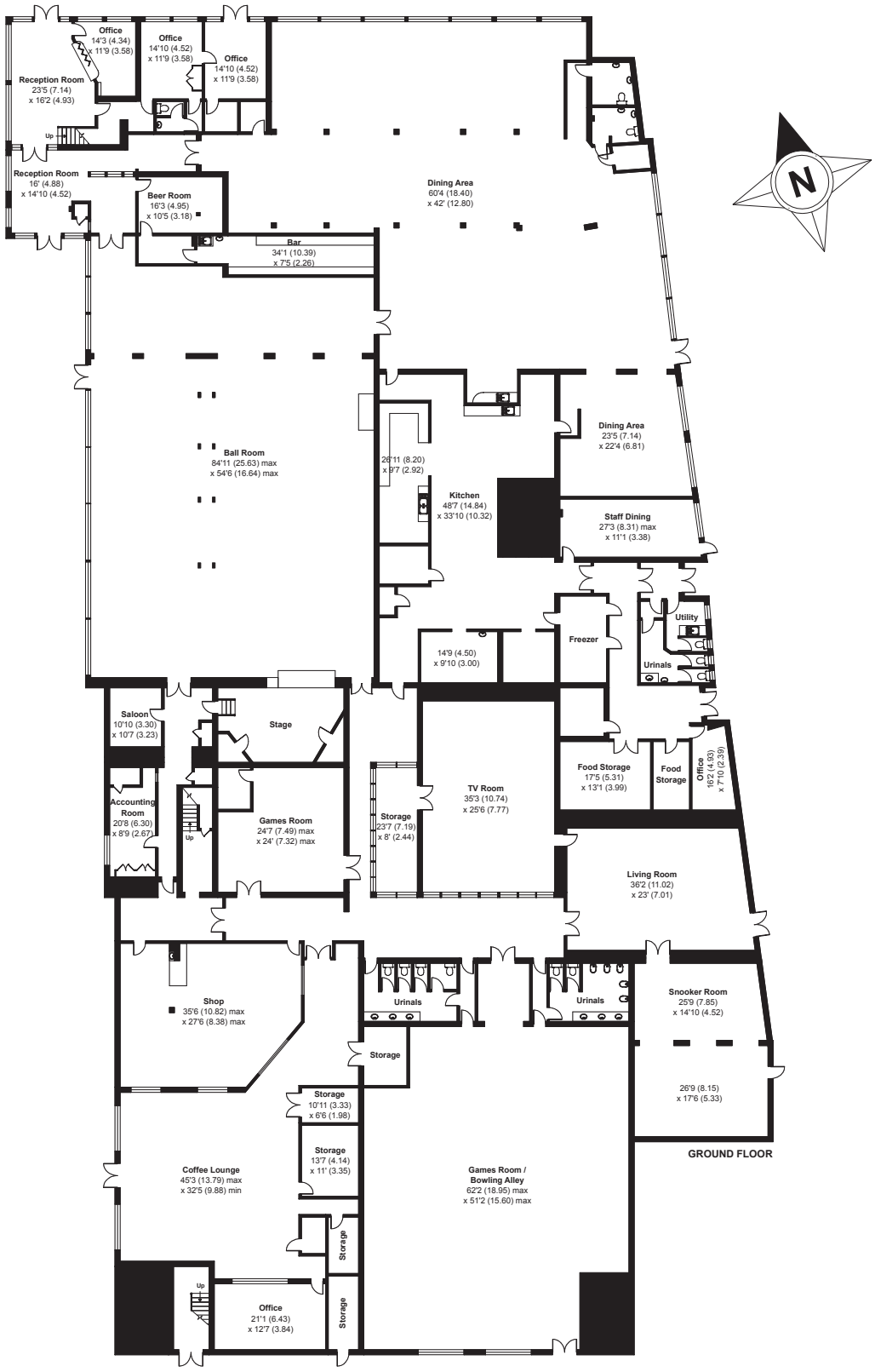
We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

6 October 2017

RECEPTION

Bracklesham Bay, Chichester, PO20

APPROX. GROSS INTERNAL FLOOR AREA 39480 SQ FT 3667.6 SQ METRES (EXCLUDES VOID)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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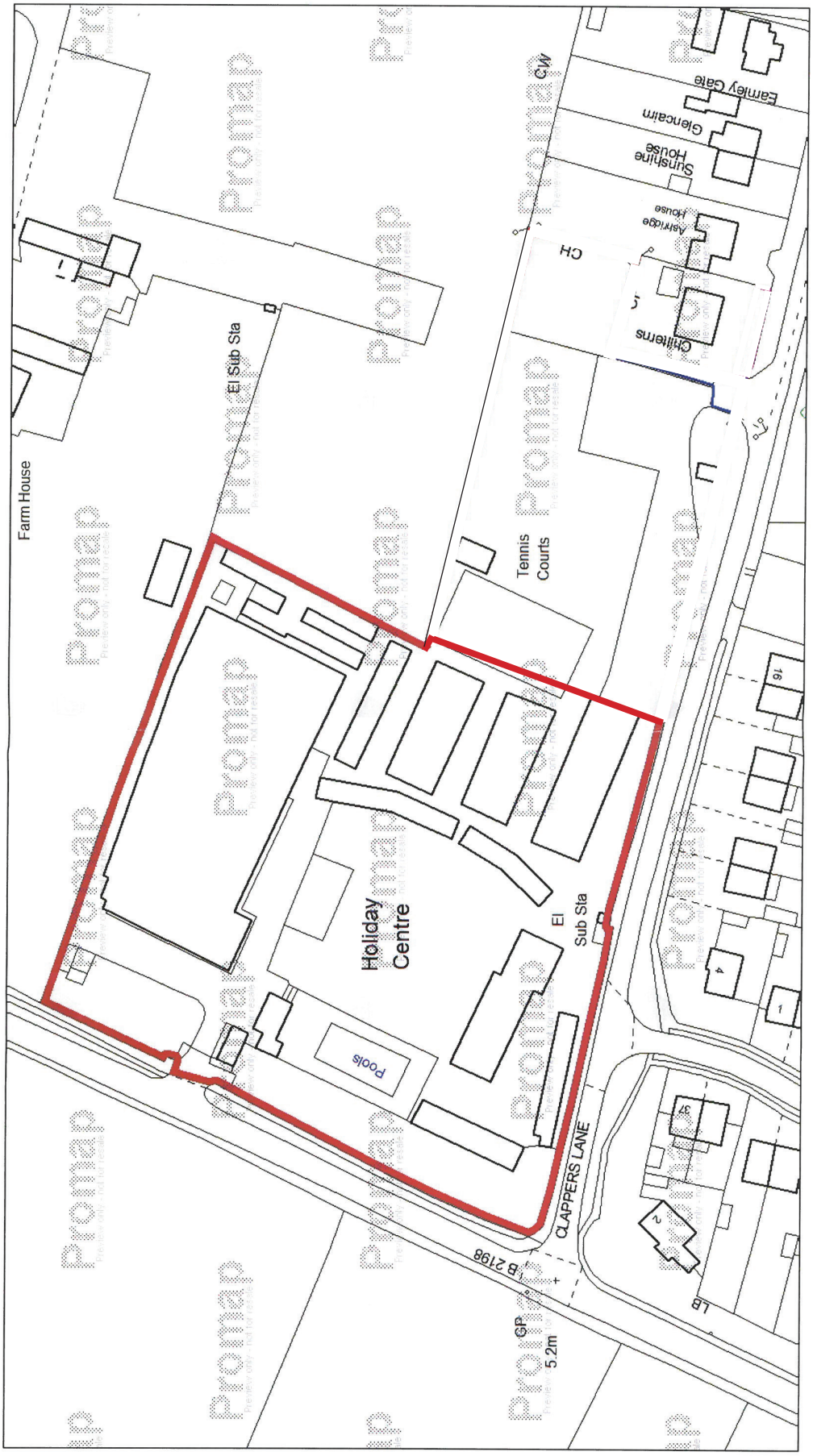

Land at Southdowns