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Prince Of Wales

1 Highfield Road, Bognor Regis, West Sussex
PO22 8BQ

Freehold

£310,000 +VAT

- Predominately residential area
- Public and lounge bars
- 4 bedroomed domestic accommodation
- Large gardens and covered patio area
- Potential for alternative use(STPP)

SOLE SELLING RIGHTS

REF: S-716341

VIEWING

An open house viewing has been arranged for: -

Monday 17th July 2017 1:30pm – 2:30pm

No appointment is necessary, just turn up between these times and Fleurets staff will be pleased to show you around and answer any questions you may have.

LOCATION

The Prince of Wales occupies a prominent site in a cul-de-sac with vehicular access via Highfield Road or Hook Lane. The property is also just to the east of Hotham Way (A259), to the north of the town centre and is also close to Bognor Regis railway station.

Bognor Regis itself is a seaside resort which is approximately 24 miles west of Brighton, 6 miles south east of Chichester and 16 miles east of Portsmouth. Other nearby towns include Littlehampton, Selsey, Felpham and Aldwick all of which are now suburbs of Bognor Regis.

DESCRIPTION

A traditional two storey detached brick built property under a pitched slate roof with single storey extension under a tiled roof all with painted elevations and painted black window frames.

TRADE

ACCOMMODATION

Public bar (25) – 'L' shaped traditional trading area with open brick fire place, darts board, traditional timber tables and chairs, timber floor

Lounge (30) – open fire, access to garden, fully carpeted

Bar serveries – solid timber bar counters

2 x Ladies and gentlemen's W.C's

Beer cellar

Kitchen

Domestic accommodation to include: -
W.C

Bathroom

3 double bedrooms

Single bedroom

Lounge

Gardens – good size to the rear of the property with access off the lounge bar

Freehold with vacant possession.

WISFIELD ROAD

KAY LANE

WOOD LANE

HONOR ROAD

35c Parcel of Wood on 07 171

50

50

SITE AREA

LICENCE

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Monday - Thursday 11:00am - 23:00pm

Friday - Saturday 11:00am - 00:00am

Sunday 12:00pm - 23:00pm

The property is in an area administered by Arun Council. The VOA website shows the property has a 2010 Rateable Value of £17,500. The 2017 Rateable Value has been assessed at £11,800.

100% small business rates relief might apply to this property.

The domestic accommodation is within Band C for council tax purposes.

We have made enquiries with the local authority, Arun District Council and they have confirmed that the property is not Listed and does not lie within a Conservation Area. For further information please call Arun District Council on 01903 737 500.

We are informed that the premises benefit from all mains services.

ADDITIONAL PHOTOS



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EPC

Energy Performance Certificate Non-Domestic Building



Prince of Wales
1 Highfield Road
BOSWORTH
PO22 8BQ

Certificate Reference Number:
0450-0235-8889-2583-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A

B

C

D

E

F

G

Less energy efficient

Net zero CO₂ emissions

82

This is how energy efficient the building is.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

FINANCE & INSURANCE

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

VALUATIONS & RENT REVIEWS

Fleurets has the largest team of Chartered Surveyors to specialise nationally and exclusively in the Capital and Rental Valuation of Licensed property. For professional Valuations, Rent Reviews, Consultancy, Expert Advice, Rating and Planning advice please contact your local Fleurets office.

FURTHER INFORMATION

For further information please contact: Nick Earee at our Brighton office on 01273 429500 or email Nick.Earee@fleurets.com

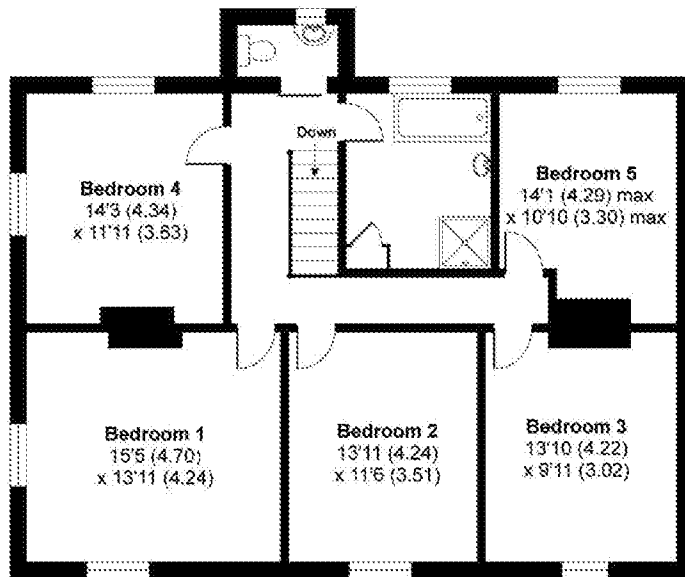
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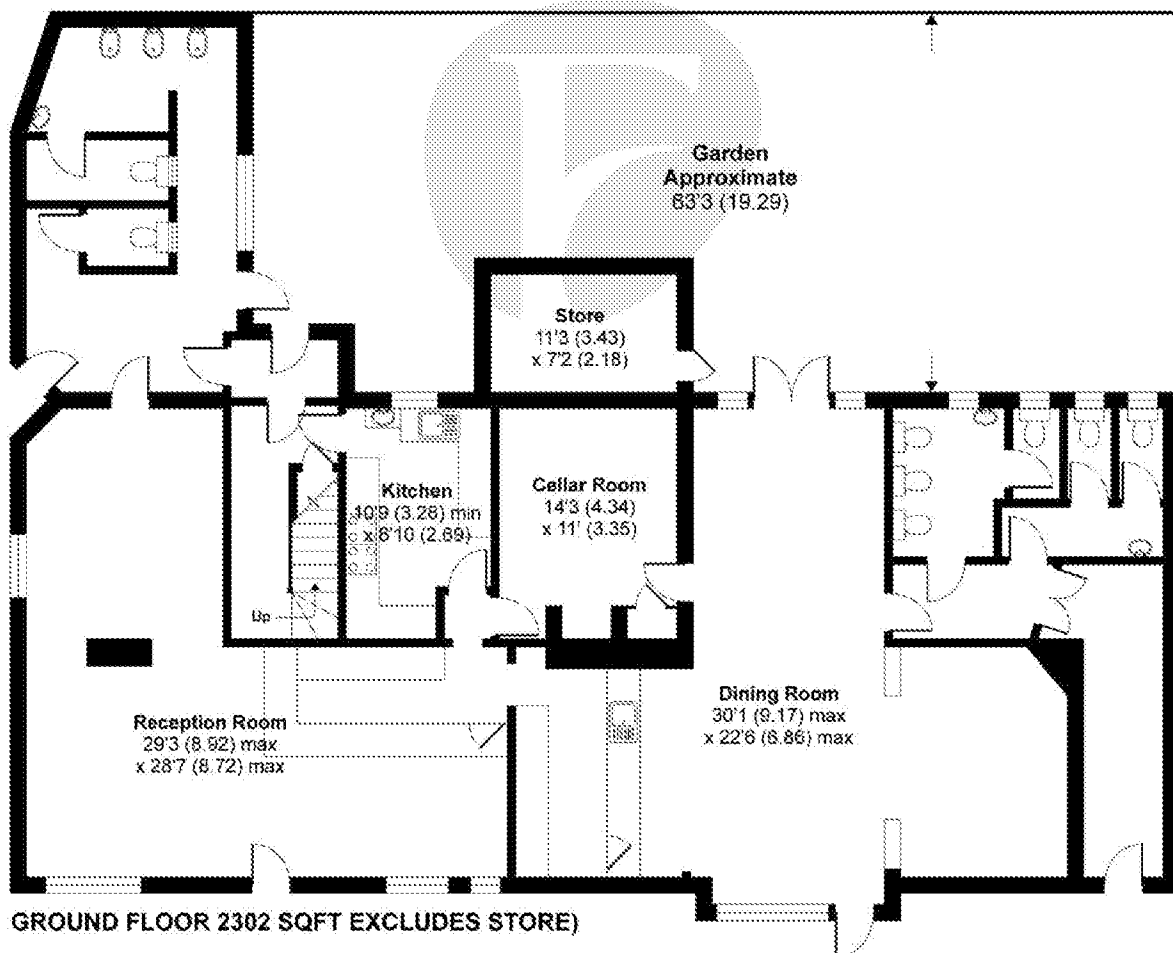
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APPROX. GROSS INTERNAL FLOOR AREA 3460 SQ FT 321.4 SQ METRES (EXCLUDES STORE)



FIRST FLOOR 1158 SQFT



GROUND FLOOR 2302 SQFT EXCLUDES STORE)

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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