



**VACANT RETAIL PREMISES & RESIDENTIAL FLAT INVESTMENT**

**FREEHOLD FOR SALE**

**17 ELMER ROAD  
BOGNOR REGIS PO22 6DZ**



## LOCATION

Bognor Regis is located 8.7 miles (14 km) southeast of Chichester, 7 miles (11 km) west of Littlehampton and 15 miles (24 km) west of Worthing. Bognor Regis has a resident population of 25,011.

The property is situated is located on the B2132 Elmer Road, Middleton on Sea 3 miles east of central Bognor Regis.

Nearby occupiers include One Stop convenience store, Lloyds Pharmacy, a Chinese takeaway, Avisford Medical Group and The Beresford PH.

There is on street parking and Shrubbs Field free car park opposite has 100 surface parking spaces.

Bognor Regis station is 10 mins (3.4 miles) with regular services to London Victoria (journey time 1hr 48 mins). There is a regular bus service.

## DESCRIPTION

The property comprises a ground floor retail unit with 28ft (8.5m) window frontage, double glazing and is largely carpeted throughout with storage, W.C and kitchenette to rear.

To the rear is an outbuilding (suitable for residential conversion STP) currently utilised for storage. There is a kitchen facility, W.C and small office.

The first floor comprises a two bed flat consisting of lounge, two double bedrooms, study and bathroom.

## ACCOMMODATION

Ground Floor Retail	1048 ft <sup>2</sup>	97.4 m <sup>2</sup>
First Floor Flat	581 ft <sup>2</sup>	54 m <sup>2</sup>
Outbuilding	638 ft <sup>2</sup>	59.3 m <sup>2</sup>
Total Floor Area	2,267 ft <sup>2</sup>	210.6 m <sup>2</sup>

Net internal areas (NIA).



## TENURE

Freehold subject to the following tenancy.

## AST TENANCY

A tenancy for 12 months at £670 per calendar month.

## PRICE

Offers in the region of £385,000.

## BUSINESS RATES

Rateable Value £9,600 (2023/24).

## COUNCIL TAX

Band B.

## VAT

We are advised that the property is not elected for VAT.



## ENERGY PERFORMANCE CERTIFICATE

Certificate no: 0780-8914-0358-1930-9090.

The property's current energy rating is C59,  
valid until 2nd September 2028.

Note: A separate EPC is to be produced for  
the outbuilding.

## LEGAL COSTS

Each side will be responsible for their own  
legal costs.

## ANTI MONEY LAUNDERING REGULATIONS 2017

We are legally obliged to undertake Anti-  
Money Laundering ID and proof of funds  
checks on prospective purchasers.



## VIEWING & FURTHER INFO

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