



**81-83 High Street**  
Selsey, West Sussex PO20 0QL

**FOR SALE**

## MIXED USE INVESTMENT OPPORTUNITY

Ground Floor NIA - 51.20 sq m (551 sq ft)

### Key Features:

- Selsey is a busy seaside town
- Established high street
- Public car park nearby
- Modern open plan unit
- Double frontage
- Kitchenette and W/C
- Available for a variety uses (STP)
- Four flats sold off on long leaseholds
- Freehold
- Price £125,000 STC





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## Location

Selsey is situated eight miles from the historic cathedral city of Chichester and seven miles west of Bognor Regis. The town is well connected by roads with the B2145 giving direct access to Chichester and from there the A27 provides quick access to the east and west.

## Accommodation

The accommodation includes the freehold of four flats all of which have been sold on long leases, as well as a modern self-contained ground floor retail unit which benefits from a kitchenette and WC, with vacant possession.

We have measured and calculate the ground floor accommodation to have an approximate Net Internal Area (NIA) of 51.20 sq m (551 sq ft).

There is also one parking space which is allocated to the shop.

## EPC

We understand the property to have an EPC rating of B(35).

## VAT

We understand that the property is elected for VAT.

## Terms

We have been instructed to market the property and quote a price of £125,000 for the freehold interest subject to contract.

Total ground rent collected for the flats is £900.00 per annum.

More information available on request.

## Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Business Rates

To be assessed.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants 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 Property Consultants 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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**Lizzie Cottrell**

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**Flude**  
PROPERTY CONSULTANTS

**11 November 2021**



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH