



Bell & Blake
SALES & LETTINGS

75 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7PA

Guide Price £170,000

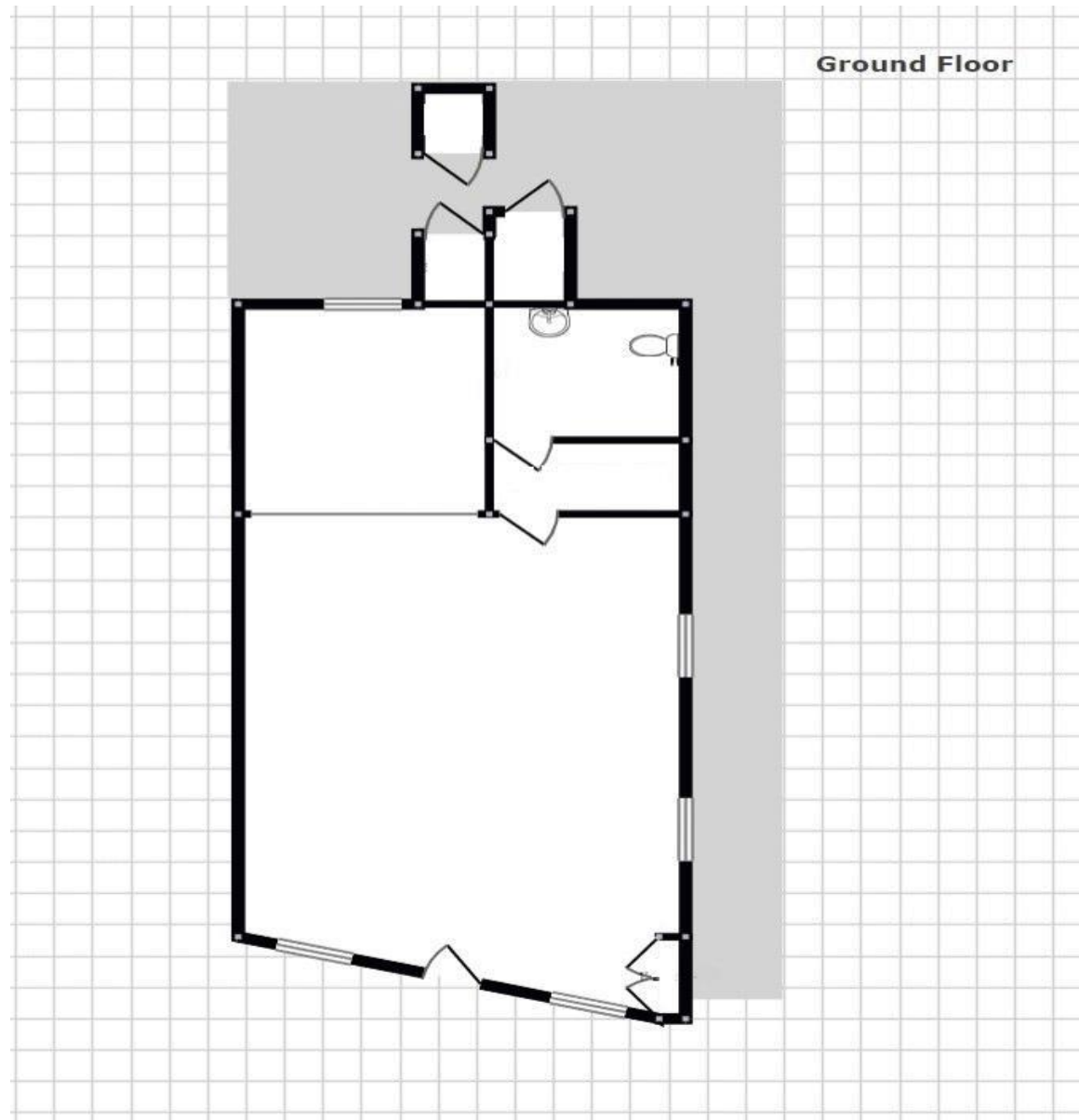
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- ▶ Prime Ground Floor Commercial Unit For Sale (Shop only, business not included)
- ▶ 50% Share of Freehold
- ▶ In the Heart of Felpham village
- ▶ Currently let on a 9 year lease
- ▶ Courtyard to the rear with bin store and further storage
- ▶ EPC B
- ▶ Class E use

Ground floor commercial unit for sale. 50% share of Freehold. Currently let on a 9 year lease. Class E use. Currently consists of kitchen area, restaurant area with seating, store room and customer W/C. To the rear there is a courtyard, bin store and additional storage. There is an unallocated parking area directly in front of the shop. Neighbouring businesses include the village post office, local butchers, local wine merchant and St Mary's Church. (It is just the shop unit being sold, not the business or the contents, business not affected)

Total floor area is approx. 714 square feet or 66.4 square meters

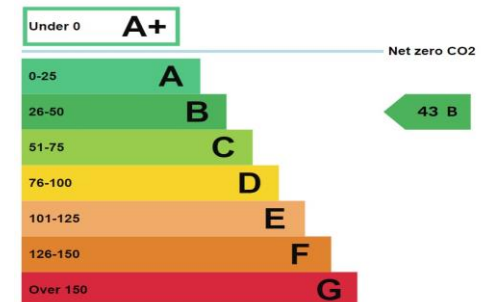




These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



This property's current energy rating is B.



To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk