



Bell & Blake
SALES & LETTINGS

Shop Unit, 107-107a, Felpham Way, Felpham, Bognor Regis West Sussex, PO22
8QB

Asking Price £140,000 Including VAT

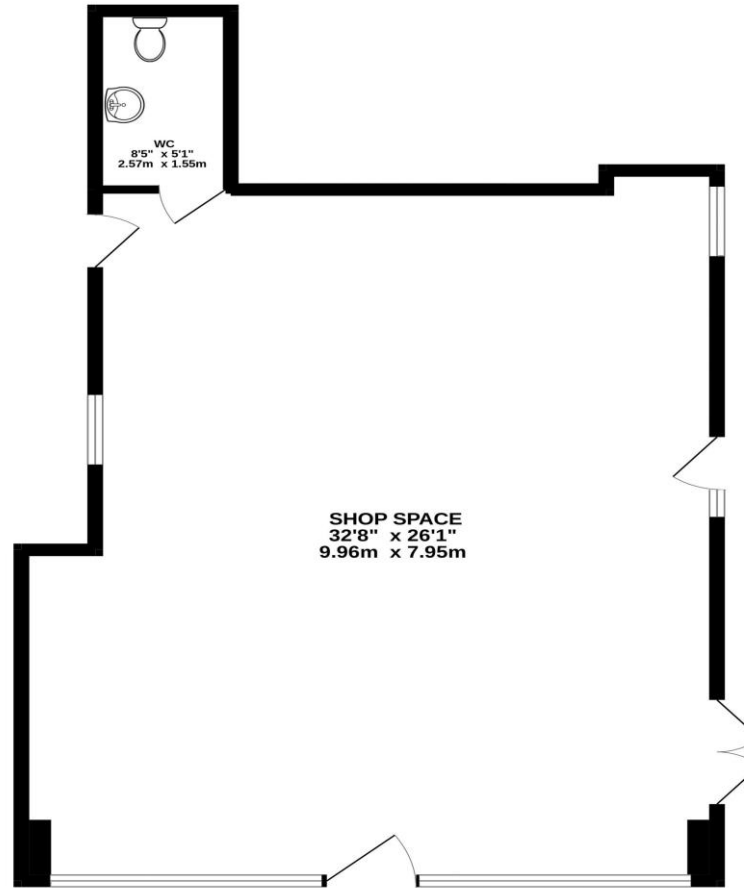
Shop Unit, 107, Felpham Way, Felpham, Bognor Regis West Sussex, PO22 8QB

- › Light & Bright Newly Constructed Shop Unit
- › Prime Position Double Window Retail Space Main Road Location
- › South Facing Front
- › Felpham Village Location
- › Various Amenities Nearby
- › If you are looking to Buy-To-Let £1100 Per Calendar Month Is Expected For The Shop Unit.
- › Disabled Access & WC
- › No Forward Chain
- › Solar panels on the roof connected to the Landlords supply
- › Planning permission to split into half shop and half office if desired. Planning ref Fp/52/21/pl
- › Shop with 999 year lease

Prime position shop! 847 sq.ft. (78.7) of ground floor retail space with large double window shop front. There is a WC and disabled access ramp to front and loading doors to the side. Newly constructed. An internal viewing is a must to appreciate all the property has to offer. No forward chain.



GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Location

The property is situated in the beautiful seaside village of Felpham under a 700 metres North of the local beach and promenade.

There are many amenities in the immediate proximity, including a Tesco express, Fino Restaurant, Southdowns Pub, Fish & Chip Shop, Bus stops, 24hr Petrol station and playing fields.

To the west around 2 miles down the road, is the fantastic Shripney Road shopping area, which boasts a variety of superstores and shopping outlets including, Tesco, Sainsbury's M&S food, LIDL, ALDI, Matalan, B&Q, Next, Starbucks and many more.

Other amenities in easy reach of the property include a golf course and club, well regarded primary and secondary schools, restaurants, local shops and other amenities.

