



152 High Street
Selsey, West Sussex PO20 0QQ

TO LET

RETAIL UNIT IN PRIME POSITION

Ground floor NIA - 88.81 sq m (953 sq ft)

Key Features:

- Selsey is a busy seaside town
- Established high street
- Public car park nearby
- Kitchen and W/C
- Small business rates relief possible
- Available for a variety of uses (STP)
- Rent £12,000 pax
- Nearby occupiers include The Co-op, The Crown Inn Selsey Post Office





152 High Street
Selsey, West Sussex PO20 0QQ

Location

Selsey is a small town 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.

The property is situated in Selsey town centre, on the west side of High Street. This position is a busy location in terms of pedestrian and vehicular traffic, with good levels of footfall.

Accommodation

The property comprises an attractive detached two storey building, with the subject accommodation arranged as a lock-up shop to the ground floor. Internally the accommodation comprises retail space, with office/ancillary, kitchen and WC to the rear.

The ground floor retail unit has an approximate NIA of 88.81 sq m (953 sq ft).

EPC

We understand the property to have an EPC rating of G (156).

Terms

The ground floor is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed at a commencing rent of £12,000 per annum exclusive.

Planning

We understand that the premises benefit from a Class A2 use under the Town & Country Planning (Use Classes) Order 1987, as amended.

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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

Business Rates

Rateable Value (2017): £7,800.

As the RV is below £12,000 we believe 100% small business rate relief is possible.

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

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

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

l.cottrell@flude.com

01243 929135

www.flude.com



Flude
PROPERTY CONSULTANTS



9 September 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH