



**OFFICE / MEDICAL /  
DEVELOPMENT**

2,898 Sq Ft  
(269 Sq M)

**GUIDE PRICE: £400,000**

**Substantial  
Freehold Three  
Storey Office  
Premises with  
Development  
Potential (stpc)**

- + Situated in Heart of Bognor Regis Close To All Amenities
- + Superb Transport Links Close By
- + Nearby Occupiers Include Boots, Sports Direct, TUI & Robert Dyas
- + Potential To Produce £35,000 Per Annum Exclusive
- + Superb Asset Management Opportunity
- + Suit Owner Occupier or Investor
- + Rare Freehold Opportunity
- + Viewing Highly Recommended



## Location

Set in the heart of Bognor Regis town centre in Sudley Road is a substantial detached three storey office premises which is circa 100 years old. This property is located at the northern end of the street surrounded by predominantly residential properties although a variety of national and independent stores including Boots, Sports Direct & TUI have back access onto the road. The street benefits from a variety of parking opportunities whilst the towns main railway station, with its regular services along the south coast and north to London (journey time of 2 hours), is situated less than 0.5 miles from the subject property. The property is less than 0.25 miles from the busy & popular seafront and is located close to the Butlins resort which brings a large number of tourists to the area throughout the year. Bognor is a popular town located approx. 20 miles west of the seaside town of Worthing, 7 miles east of the cathedral city of Chichester and 25 miles east of Portsmouth.

## Description

This prominent, detached and substantial property which opened its doors for the first time in circa 1925 is constructed of traditional brick walls which have been rendered under a tile hung pitched roof. The property comprises of a ground, first and second floor former residential property which has been converted, presumably with planning, into offices which for many years have been occupied by a well respected local solicitors practice. The property provides a series of cellular office rooms located off a central hallway with WC's located on ground and first floor levels and a kitchenette on the second floor. The offices benefit from a variety of carpeted floors, a mix of electric heating & gas heating (not tested), ample electrical and data points, mixture of light fittings and single glazed Georgian sash windows.

At the rear of the property is an enclosed rear yard area suitable for storage only as there is no vehicular access.

This is seen as an excellent opportunity to acquire a substantial freehold within a popular seaside town suitable for a variety of uses and viewing is therefore highly encouraged.

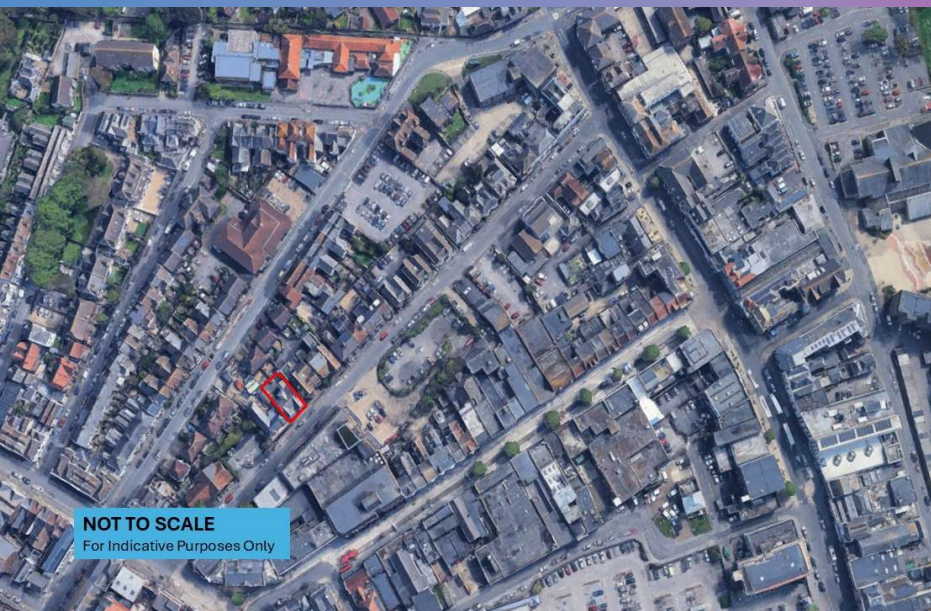
## Opportunity

This is seen as an exciting and rare opportunity to acquire substantial commercial premises suitable for a variety of end users.

An investor could refurbish the property and look to lease out the building either in its entirety or on a floor by floor basis. Refurbished we estimate the property to produce circa £35,000 Per Annum exclusive.

A residential developer could look to convert the existing space into residential apartments or a HMO (subject to obtaining any consents or licences). The street is predominantly residential.

An owner occupier could look to purchase the building for their own business.



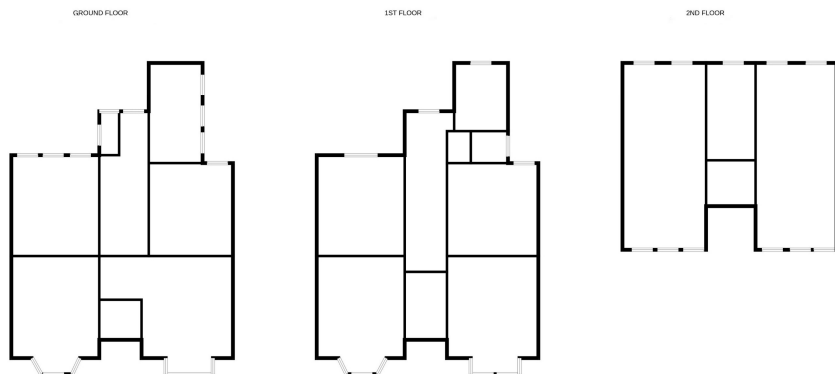
**NOT TO SCALE**  
For Indicative Purposes Only



## Accommodation

Ground Floor	SQ FT	SQM
Reception	284	26
Boardroom	237	22
Post Room	175	16
Archive	131	12
Washroom	25	2
Office One	201	19
<b>First Floor</b>		
Office Two	85	8
Office Three	177	16
Office Four	291	27
Store	66	6
Office Five	250	23
Office Six	205	20
<b>Second Floor</b>		
Office Seven	365	34
Kitchenette	41	4
Office Eight	365	34
<b>Total</b>	<b>2,898</b>	<b>269</b>

## Floor Plans



## Terms

The property is available freehold with full vacant possession upon completion

## Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £23,250.

## Summary

- + **Guide Price** - £400,000
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - C(72)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Viewing & Further Information

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