



Freehold Commercial & Residential Building with potential to Extend or Convert (STP)

29 Pier Road, Littlehampton, West Sussex, BN17 5LW

Offers in Excess of £275,000

Michael
Jones
& Company

29 Pier Road, Littlehampton, West Sussex, BN17 5LW

Location

The subject property is situated in Pier Road overlooking the river Arun and Littlehampton Harbour close to where it joins the English Channel and opposite Littlehampton Golf Club and Arun Yacht Club. It is situated on the edge of the town centre with Harbour Park, East Beach, The Oyster Pond and the Harvester all located nearby. Littlehampton is a popular West Sussex town located on the south coast of England midway between Brighton and Chichester. The town is served by the A259 and A27 coast road and is close to rail services to Brighton (40 minutes), Southampton (1 hour, 20 minutes) and London Victoria (1 hour, 40 minutes).

Description

The property comprises of a ground floor former cafe premises with separate self contained four bedroom flat above. The property, which is need of refurbishment and modernisation throughout benefits from a large rear garden and it is therefore felt that there is potential to extend the property whilst also looking to further convert the upper parts. The premises traded successfully as a cafe for a number of years and it is therefore felt that a similar user could operate under an A3 license with living accommodation above. The versatility of this building means that it is deemed suitable for both investors and owner occupiers alike.

Accommodation

The property has the following approximate floor areas:

Ground Floor

Café / Commercial Premises 542 sq ft

Upper Floors (Residential Flat)

Bedroom	(9'5 x 15'2)	144 sq ft
Bedroom	(12'4 x 7')	87 sq ft
Bathroom	(6'5 x 8'7)	38 sq ft
Lounge	(17'4 x 12'2)	215 sq ft
WC	unmeasured	
Kitchen & Utility Room	(18'5 x 11'3)	210 sq ft
Bedroom	(10'9 x 11'4)	125 sq ft
Bedroom	(14'3 x 7'4)	106 sq ft
Total Area		1467 sq ft

Tenure

The property is available freehold with full vacant possession upon completion.

Price

Offers in excess of £275,000.

Business Rates

According to the VOA (Valuation Office Agency) the commercial element has a rateable value of £3015 and is therefore eligible for complete rates relief. Interested parties should contact Arun District Council to verify this. We are informed that the residential flat is under Band B of the current council tax bands and charges 2019/2020.

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.



EPC

An Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment through Michael Jones Commercial.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

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