1-4 HARFIELD COURT, HIGH STREET, BOGNOR, PO21 1EE

INVESTMENT / RETAIL FOR SALE

1,666 SQ FT (154.78 SQ M)

Vail Williams

Summary

Town Centre Retail Investment For Sale

Available Size	1,666 sq ft
Price	Offers in excess of £300,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

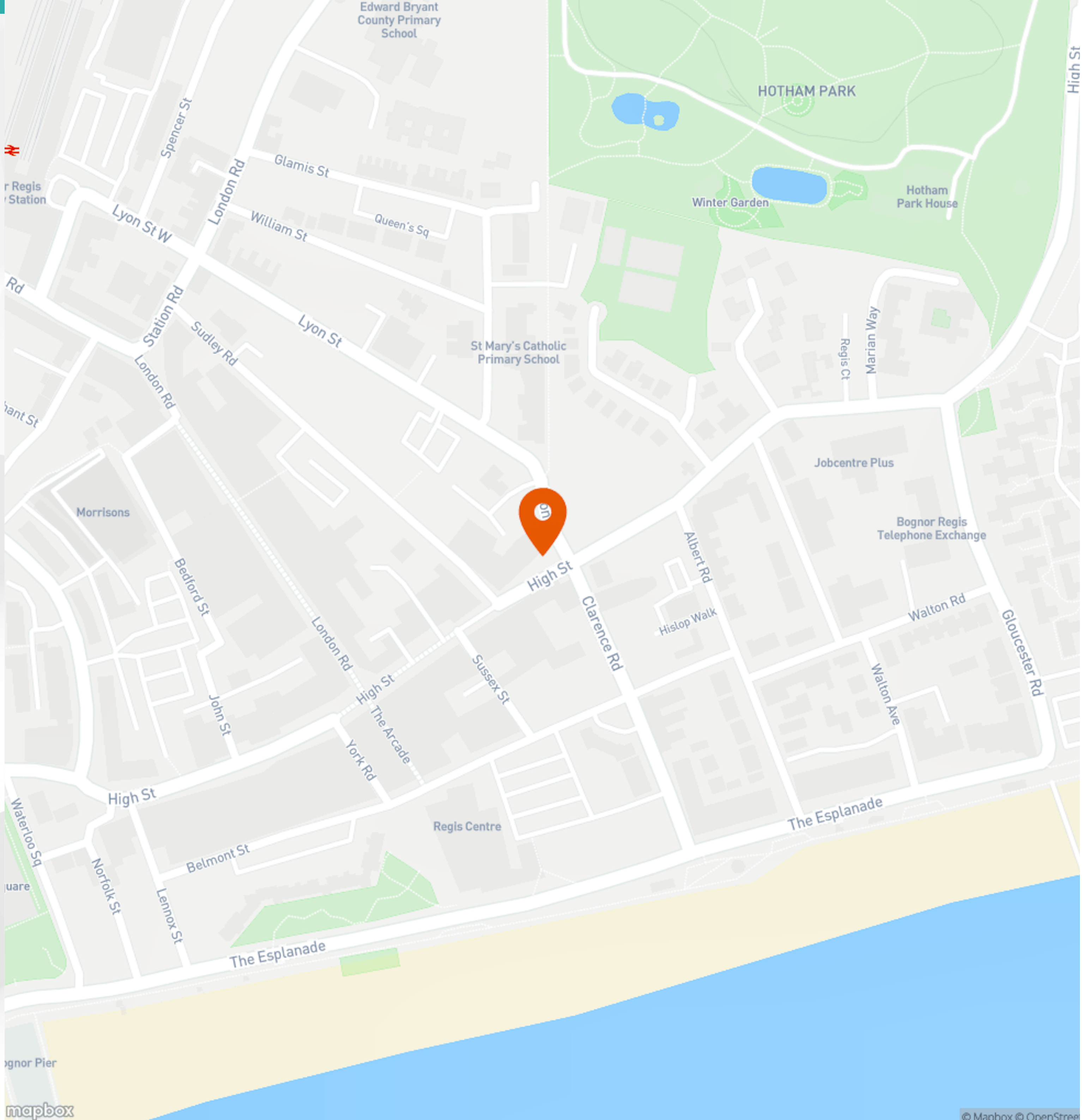
- Passing rent of £37,235 per annum
- Four lock up shops
- Held Long Leasehold for a term of 999 years from 30th March 1997
- Central High Street location
- Popular shopping destination
- Seeking offers in excess of £300,000 reflecting a gross yield of 12.4% and Net Initial Yield of 9.91%

Location

1-4 Harfield Court High Street, Bognor, PO21 1EE

Harfield Court is situated in the popular coastal town of Bognor Regis, West Sussex, benefiting from excellent road connections via the A29 and A27, providing access to Chichester, Worthing, Brighton and the wider South Coast. Bognor Regis railway station offers regular services to London Victoria and Gatwick Airport.

The property is conveniently located close to the town centre, within easy reach of a wide range of retail, leisure and business amenities. The seafront, railway station and main shopping areas are all within walking distance, making Harfield Court an attractive and accessible business location.

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Further Details

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent
Unit - Shops 1-2	785	72.93	£21,000 /annum
Unit - Shop 3	505	46.92	£9,000 /annum
Unit - Shop 4	376	34.93	£7,452 /annum
Total	**1,666**	**154.78**	

Terms

We are instructed to seek offers in excess of £300,000 reflecting a gross yield of 12.4% and a Net Initial Yield of 9.91% (assuming standard purchasers costs and allowance for service charge).

Tenure and Service Charge

The property is held virtual freehold under title number WSX253704 for a term of 999 years from 30th March 1997. There is a service charge of approximately £6,600 per annum for YE 2026.

VAT

We understand the property is not elected for VAT

Legal Costs

Each party to bear their own professional costs incurred in the transaction.

Tenancies

The property produces a current gross annual income £37,235 per annum.

EPC

The lock up shops have the below EPC ratings:

Unit 1 &2 - B46

Unit 3 - 87D

Unit 4 - 82D

Anti-Money Laundering Requirements

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.

Enquiries & Viewings

Jake Collins
jcollins@vailwilliams.com
07976256663
01293 612600

Mikael Goldsmith
mgoldsmith@vailwilliams.com
07435 829 861

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View on our website

Unit	Tenant	Size (sq ft)	Rent PA	Rent PM	Lease Start	Lease End
Shops 1 - 2	Private Individual	785	£21,000	£1,762	Holding Over	Holding Over
Shop 3	Private Individual	505	£9,000	£720	01/05/2024	30/04/2026
Shop 4	Private Individual	376	£7,452	£621	01/03/2025	28/02/2026
Total	**-**	**1,666**	**£37,235**	**£3,103**	**-**	**-**

*Copies of individual leases are available upon request.