

TO LET/FOR SALE

Shop with living accommodation

*****Requires refurbishment*****

920 sq ft (85 sq m), on a 0.09 acre plot



**The Stores, Main Road, Hunston,
Chichester, PO20 1PA**

Location

The property is located at the junction of Southover Way and the main road to Selsey, opposite the Spotted Cow pub and adjacent to the Londis convenience store and post office.

The accommodation comprises a ground floor shop, with associated living accommodation (2/3 bedrooms) at ground and first-floor levels.

Floor Areas-

Ground Floor Shop Area 207 sq ft (19 sq m)

Total Ground Floor 488 sq ft (45 sq m)

Total First Floor 432 sq ft (40 sq m)

There is a large parking area/garden to the side elevation. The plot totals circa 0.09 acres.

Use as a single dwelling subject to planning.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed. **Rent: £15,000 per annum exclusive.**

Alternatively, the freehold is available **for offers in excess of £295,000.**



Planning

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

VAT

VAT is **NOT** payable on the rent or purchase.

Legal Fees

Each party to bear their own legal fees.

Business Rates and Council Tax

Current rateable value, from 1 April 2023 is £1,425. Businesses with a property with a rateable value of £12,000 and below may receive 100% business rate relief.

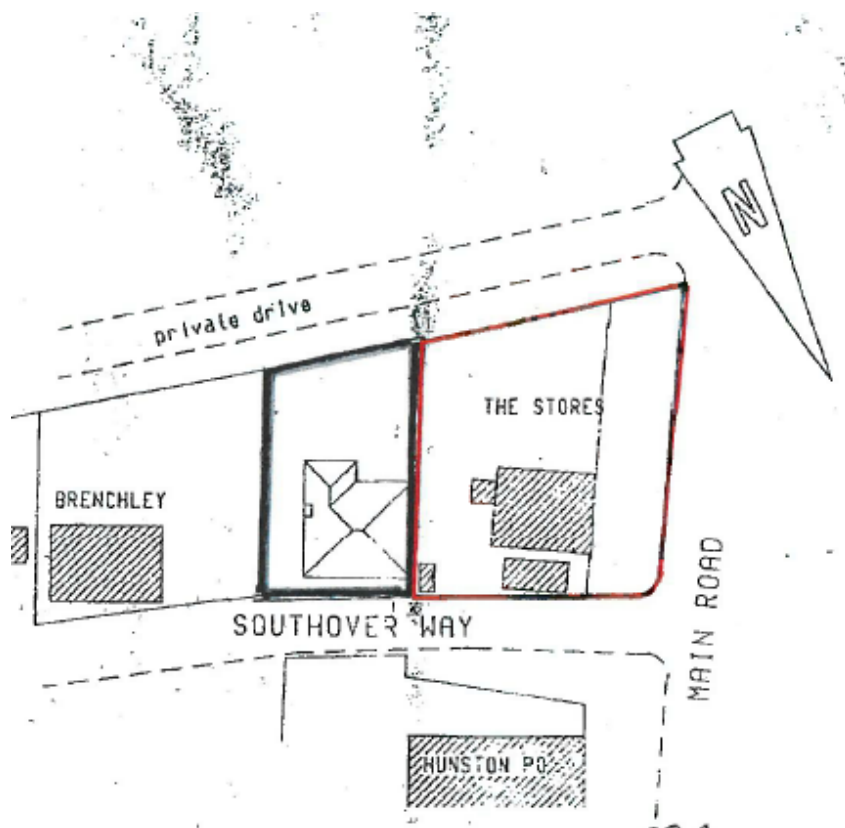
The residential element falls within Council Tax Band B. (Year ending 31st March 2024 £1,712 p.a.). We advise interested parties to make their own enquiries to the local authority to verify the level of business rates payable and council tax.

Energy Performance Certificate

D (81) Available on request.

Indicative Plan

The property comprises the land edged red-



Viewings

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Manhire LLP 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 Manhire LLP 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 also 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.

