



3-4 Queens Square

Bognor Regis, PO21 1SA

**FOR SALE - Residential
Investment / Guest House
Use
OIRO £1,200,000 FH**

4,235 sq ft
(393.44 sq m)

- Current Use Class C1 Guest House
- Potential for change of use to C3 Residential

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Summary

Available Size	4,235 sq ft
Price	Offers in the region of £1,200,000.00
Rates Payable	£7,684.60 per annum Each building is currently rated at £7,700 as Guest house and premises
Rateable Value	£15,400
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The building is currently C1 Guest house use class, with potential for change of use to C3 residential (STPC), the occupiers are currently on weekly agreements, with the property being fully occupied. The property currently comprises of 10x self-contained units, with their own kitchen and bathrooms, which are a mixture of single units, 1x beds and 2x beds.

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Unit 1 - £160 Unit 9 - £150

Unit 2 - £160 Unit 10 - £150

Unit 3 - £160 Unit 11 - £150

Unit 4 - £120 Unit 12 - £200

Unit 6 - £200 G F Room - £200

Total £1,650 P/Week Total £85,800 per annum. The building has potential for re-configuration, potential extension into the rear garden / hard standing area backing onto William Street where there is access from.

Location

The buildings are located in Queens Square, Bognor Regis, just off of Glamis Street, backing onto William Street. Bognor Regis town centre is a short walk away from the properties, with the seafront promenade nearby as well as Bognor Railway Station.

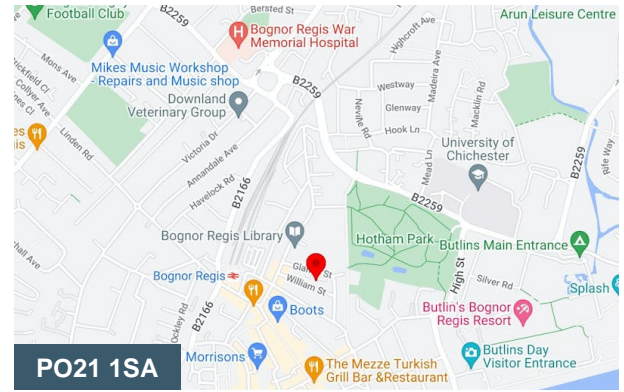
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,896	176.14
1st	1,083	100.61
2nd	1,256	116.69
Total	4,235	393.44

Terms

Offers are invited in the region of £1,200,000 for the freehold interest.



Viewing & Further Information



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