



**CHURCH PREMISES /  
COMMUNITY USE /  
DEVELOPMENT OPPORTUNITY**

1,087 Sq Ft  
(101 Sq M)

**GUIDE PRICE: £200,000**

Rare Freehold  
Church Premises in  
Town Centre  
Location with Re-  
Development  
Potential (stpc)

- + Situated Off Popular London Road in Heart of Bognor Regis Town Centre
- + Superb Transport Links – Railway Station, A29, A259 Close By
- + Freehold with Full Vacant Possession
- + Potential to Redevelop (subject to planning)
- + Suit Variety Of Uses (stpc)
- + Rare Opportunity
- + Viewing Highly Recommended



## Location

The property is situated in a mixed residential and commercial area of Bognor Regis just off the B2259 road and close to Hotham Park, Butlins Resort and the Shripney Road (A29) retail parks. Bognor Town Centre with its array of eateries, public houses, leisure facilities and retail outlets is less than 1 mile to the south. The Town has superb transport links with connections to the A29, A27 and A259 roads whilst s the Town's mainline railway station which provides regular services along the coast and north to London (journey time of 1 hour and 40 minutes) is situated approximately 0.7 miles from the subject property. Bognor is a popular tourist town situated in between the city of Chichester (7 miles North West) & the seaside town of Worthing (18 miles East).

## Description

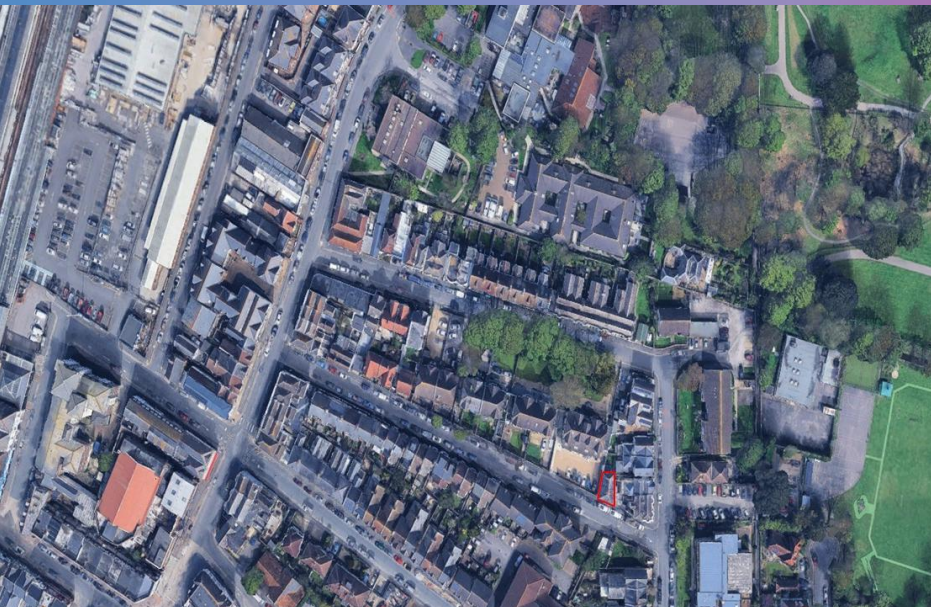
The property comprises of a detached two-storey building of standard brick construction which has been rendered over under a tile hung pitched roof with decorative brick detailing surrounding the windows and entrance. Currently used as Church run community venue, the property comprises of a ground floor meeting space with adjoining kitchen and two W/C's. The first floor accommodates meeting space with a separate office.

Externally the property benefits from UPVC double glazed windows at both levels and a UPVC double door accessed directly from the street. The building fronts directly onto the road with on street parking available immediately outside and is situated in a predominantly residential area comprising of terraced and semi detached housing.

Internally, the ground floor comprises of a large open lobby entrance with further wooden double doors to a large open plan meeting space. The room offers excellent flexibility suitable for a community hall, training room or meeting space. The room benefits from carpet tiles throughout with ample plug sockets and spot lighting. Adjoining the meeting space is a practical kitchen facility, fitted with a range of units, laminate worktop space and sink. There are also a number of free standing appliances (not tested).

The first floor forms a further open plan meeting space with an additional office structure. Multiple spotlights and strip lighting within a vaulted ceiling and exposed timber beams. Within the roof are a number of sky lights which allow a great amount of natural light to the space.

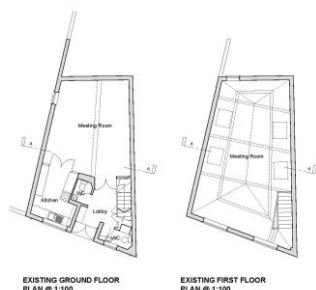




## Accommodation

Ground Floor	SQ FT	SQM
Entrance / Lobby	64	6
Store Cupboard	11	1
Kitchen	109	10
Meeting Space	350	33
<b>First Floor</b>		
Meeting Space	542	50
Office	11	1
<b>Total</b>	<b>1,087</b>	<b>101</b>

## Floor Plans



Larger scale Floor Plans, Design & Access Statement, Section 106 Agreement and Planning Decision Notice is available to serious applicants upon request.

## Opportunity & Planning

The property has a long established history as a religious hall with planning records dating back as far as 1988.

In more recent times the property obtained planning permission under reference BR/189/23/PL for the conversion and change of use of the property into 2 self contained flats.

It is felt that the property provides versatile accommodation suitable for a variety of commercial uses (subject to gaining any necessary planning consents). Alternatively, this opportunity provides a small developer an opportunity to convert the existing building into a series of residential apartments (subject to obtaining the necessary planning consent).

## Terms

The property is being sold freehold with full vacant possession upon completion

## Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £4,500. It is therefore felt that subject to Tenant status that 100% small business rates relief may be applicable. Interested parties are asked to contact Arun District Council to confirm what assistance may be applicable to their business

## Summary

**Guide Price-** £200,000

**VAT** – Not To Be Charged

**Legal Costs** – Each Party To Pay Their Own

**EPC – C (69)**

**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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