



59 West Street

Bognor Regis, PO21 1XB

**SOLD PRIOR TO AUCTION -
Seafront Development
Opportunity
Guide Price £500-550,000**

6,111.68 sq ft
(567.79 sq m)

- Development Opportunity
- Substantial Building

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Summary

Available Size	6,111.68 sq ft
Price	Offers from £500,000
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed. VAT may be applicable interested parties to make their own enquiries to confirm
Legal Fees	Each party to bear their own costs. Each party will be responsible for their own costs incurred.
Estate Charge	N/A
EPC Rating	G (13)

Description

The property is a former hotel with previous consent passed under application BR/42/16/CLE for a lawful development certificate for use as a private dwelling which was approved back in 2016.

Planning permission was recently applied for under application ref BR/247/21/PL for the change of use from single dwelling (C3) to 6 No self-contained flats (C3), a 10-bedroom co-living housing unit (Sui Generis) & insertion of 3 No new front windows. The application was refused due to a floor risk assessment (FRA) having not been carried out, it is expected with the addition of this the application would be looked at more favourably.

Location

The building occupies an excellent corner position of West Street and the main seafront road, with incredible sea views, the main town centre is a short distance away and the pier is directly opposite the property.

Viewings

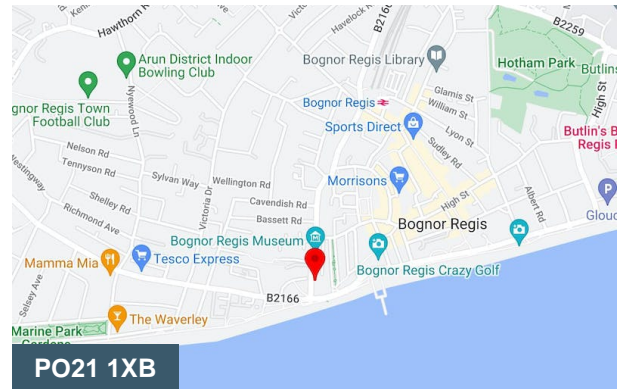
For further information regarding the building please contact the vendors joint sole agents;

Newlands Property Tel: 01273-779777 or

Lextons Tel: 01273-567766

Terms

The property is for sale on an auction contract basis with a guide price of £500-550,000 a full legal pack is available on request for interested parties. The property will be sold via online auction on Friday 14th October (unless sold prior to that date).



Viewing & Further Information



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