

## COMPREHENSIVE MANAGED HOUSE IN POPULAR SOUTH COAST TOWN

**WHEATSHEAF PH, 85 HAWTHORN ROAD, BOGNOR REGIS, PO21 2BE**

- New letting
- Well proportioned managed house with great facilities
- Detached, situated in an attractive residential neighbourhood
- Just over 1km from the seafront
- Spacious living accommodation and storage facilities

[VIDEO TOUR](#)

**TO LET – EITHER TIED (wet only) OR FREE OF TIE**  
**SUBJECT TO CONTRACT** sole letting rights

COUNL410

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Location

The property is located at the junction of Hawthorn Road and Highland Avenue, lying approximately 780m north west of the railway station and commercial centre. Bognor has a population, including Felpham and Aldwick, of approximately 64,000.

A location plan is attached.

## Description

The property dates to the mid 1900's, is detached and occupies a site area of approximately 0.34 acre/1,380 sqm/14,850 sq ft. The accommodation can be summarised as follows:

Ground floor	Open plan bar area with single servery for approximately 47 including male and female accessible customer WC's, interlinked with the dining area/restaurant for circa 60 covers, off which is situated the female customer WC's. Ancillary accommodation includes the commercial kitchen with walk in refrigeration; bar service room and cellarage.
First floor	Four bedrooms, lounge, kitchen; bathroom, plus storage.
Outside	Front terrace for approximately 15; trade garden for approximately 76; car parking for 12 vehicles; single car garage and external storage.

## Services

We are advised that the property is connected to all mains services.

## Licensing

The property's Premises Licence permits the sale of alcohol between the hours of 10:00am and midnight Sunday to Thursday and 10:00am to 1:00am Friday and Saturday.

## Planning

From informal enquiry of Arun District Council, we have established that the property is not listed nor within a conservation area.

## Rating Assessment

The property has a rateable value of £21,000 and is listed as a public house and premises.

## Basis of Letting

The property is being offered to let on a new 10-year full repairing and insuring lease with a market rent review to take place after the fifth year. The letting can either be incorporating a 'wet tie' with Mitchells & Butlers at attractive/low purchasing prices, guide rent £40,000 per annum (a list of tied products is available upon request), or free of tie, at a rent to be negotiated plus a turnover top-up. VAT is chargeable in addition to the rent.

The property is provided with a full trade inventory and this is available to purchase at valuation.

## Viewings

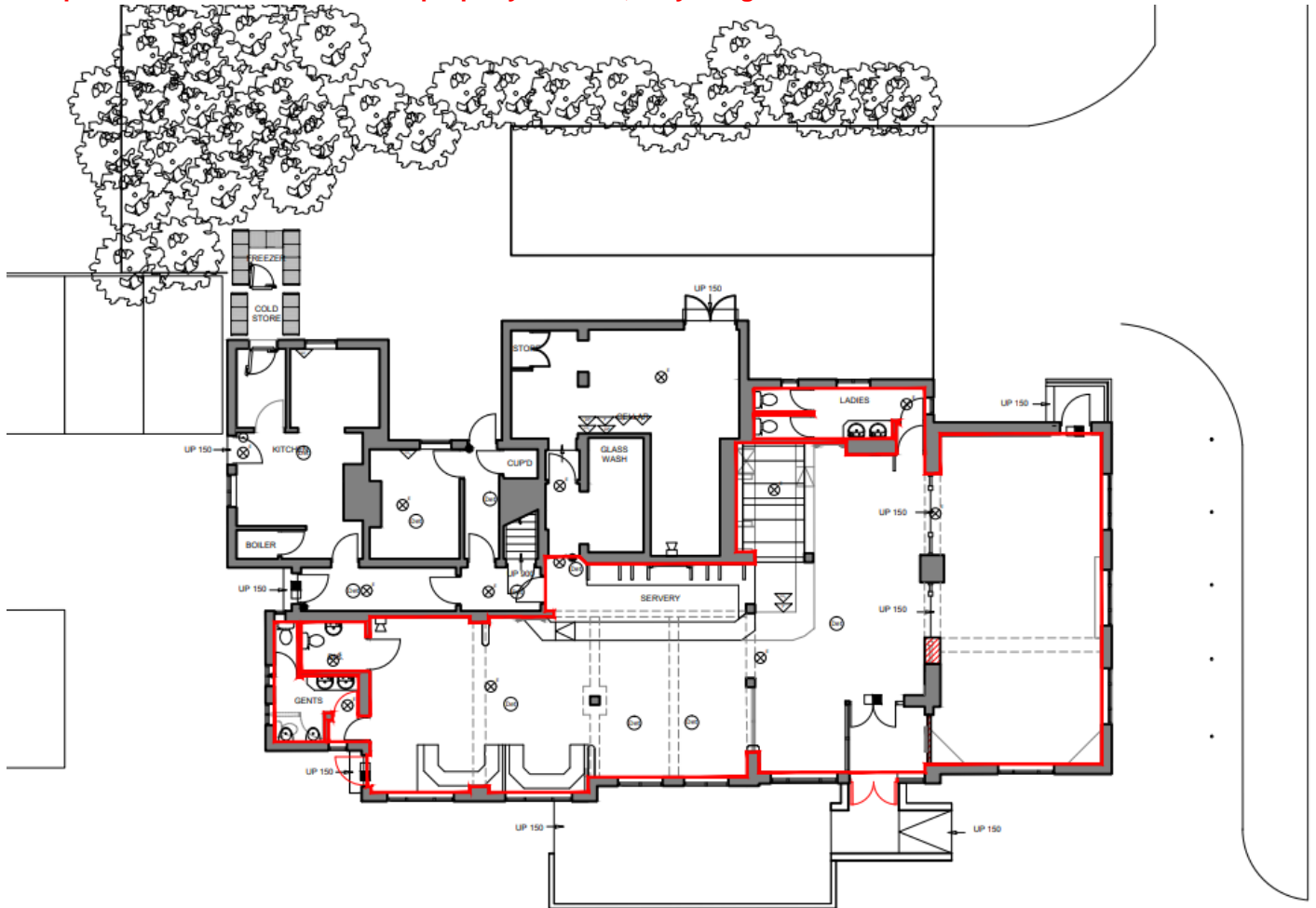
**The business is trading and initial discreet customer inspections are encouraged, without mentioning the intended letting to staff or customers.** For further information or to arrange a full inspection, please contact David Gooderham on either Tel: 020 7836 7826 or Email: [David.Gooderham@agg.uk.com](mailto:David.Gooderham@agg.uk.com)

## EPC

Please see enclosed.

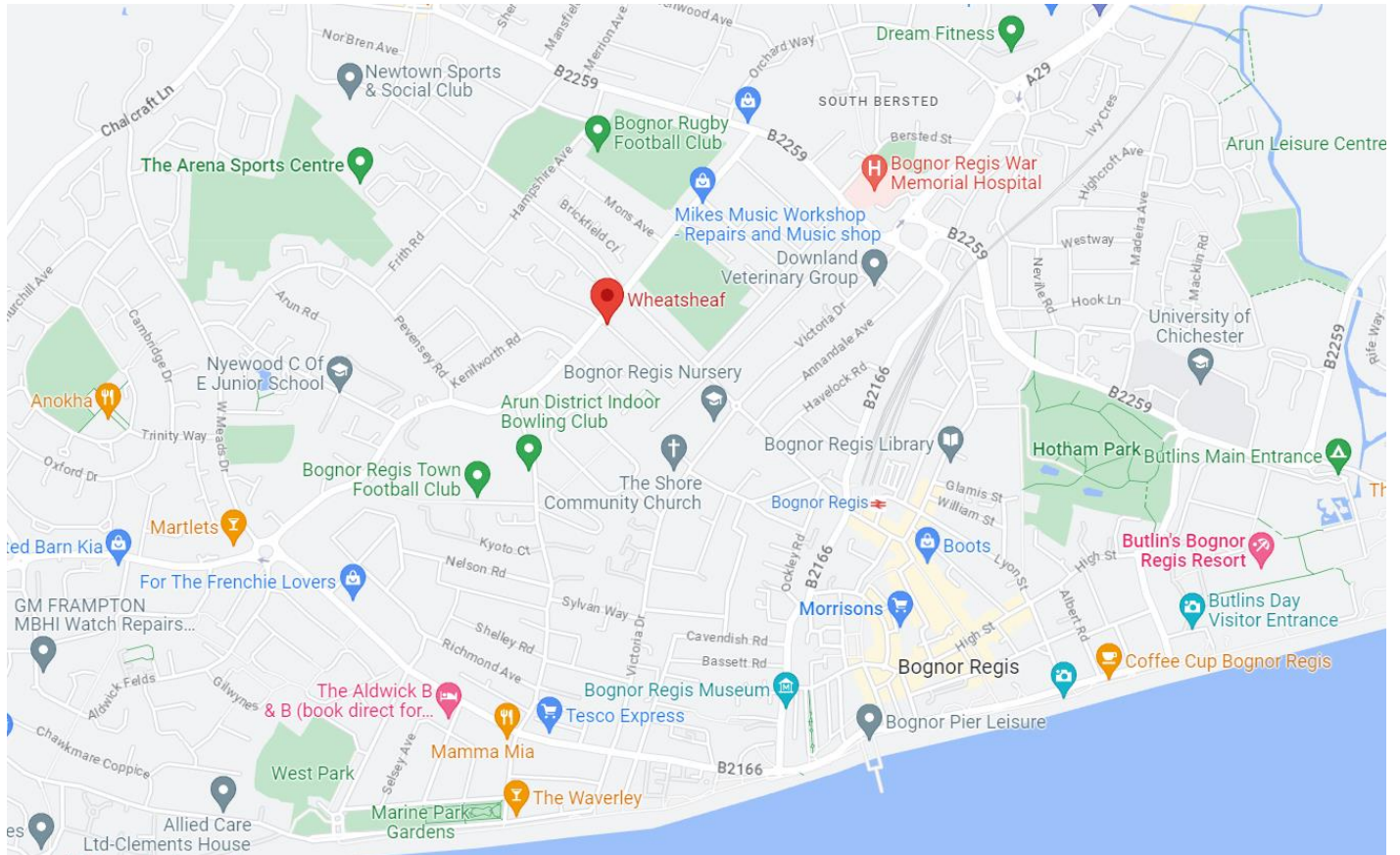
## Licensing Plan (for indicative purposes only)

**N.B. plan does not show the entire property to be let, only the ground floor.**





## Location Plan



Source: Google Maps . Not to scale - Provided for indicative purposes

## EPC

AWAITING EPC FROM CLIENT