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FREEHOLD FOR SALE – SHRIPNEY, WEST SUSSEX

THE ROBIN HOOD, SHRIPNEY ROAD, BOGNOR REGIS, WEST SUSSEX, PO22 9PA

- Fronts Shripney Road (A259), on the edge of Shripley Village circa 3 miles from the coastline
- Adjacent to a busy 46-bedroom Premier Inn which provides a captive customer base
- 'Olde-Worlde' pub with modern extensions

GUIDE PRICE £575,000 (+VAT IF APPLICABLE)
SUBJECT TO CONTRACT - Sole Selling Agent
COUNF321

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Location

The pub fronts the eastern side of Shripney Road (A29) on the edge of Shripney Village and approximately 3 ¼ kilometres (2 miles) north of Bognor Regis. Fontwell Racecourse lies circa 4 ¾ kilometres (3 miles) to the north east. The pub is surrounded by a mixture of residential and care home uses with Premier Inn budget hotel on the same plot.

Link to Street View

Description

A deceptively large property constructed over two storeys with part Sussex flint elevations, part of which date from 1830. The pub has a contemporary-style rear extension with trade patios to front and rear. Large car park to rear which is also utilised by customers at Premier Inn.

Internally the ground floor is set out on a different level with a traditional pub part to front, central servery and rear dining area which extends into function area. Provides a total of 150 covers. Commercial kitchen. Upland cold beer store.

Manager's flat comprising two double beds to first floor. Additional staff flat with one double bed.

Building Footprint	683 sq m (7,350 sq ft)
Site Area	3,570 sq m (0.882 acres - including the land leased to Premier Inns

Source: Nimbus Maps

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is understood to be connected to all mains services.

Licensing

Permitted to sell alcohol from 10:00am until midnight Sunday to Wednesday and 10:00am until 01:00am Thursday to Saturday.

Planning

Grade II listed but not in a conservation area.

Rating Assessment

Listed as 'Public House & Premises' with a rateable value of £60,000

Basis of Sale

Guide price £575,000 for the freehold interest with vacant possession upon completion.
VAT may be payable in addition.

EPC – Will be made available within legal pack.

Money Laundering

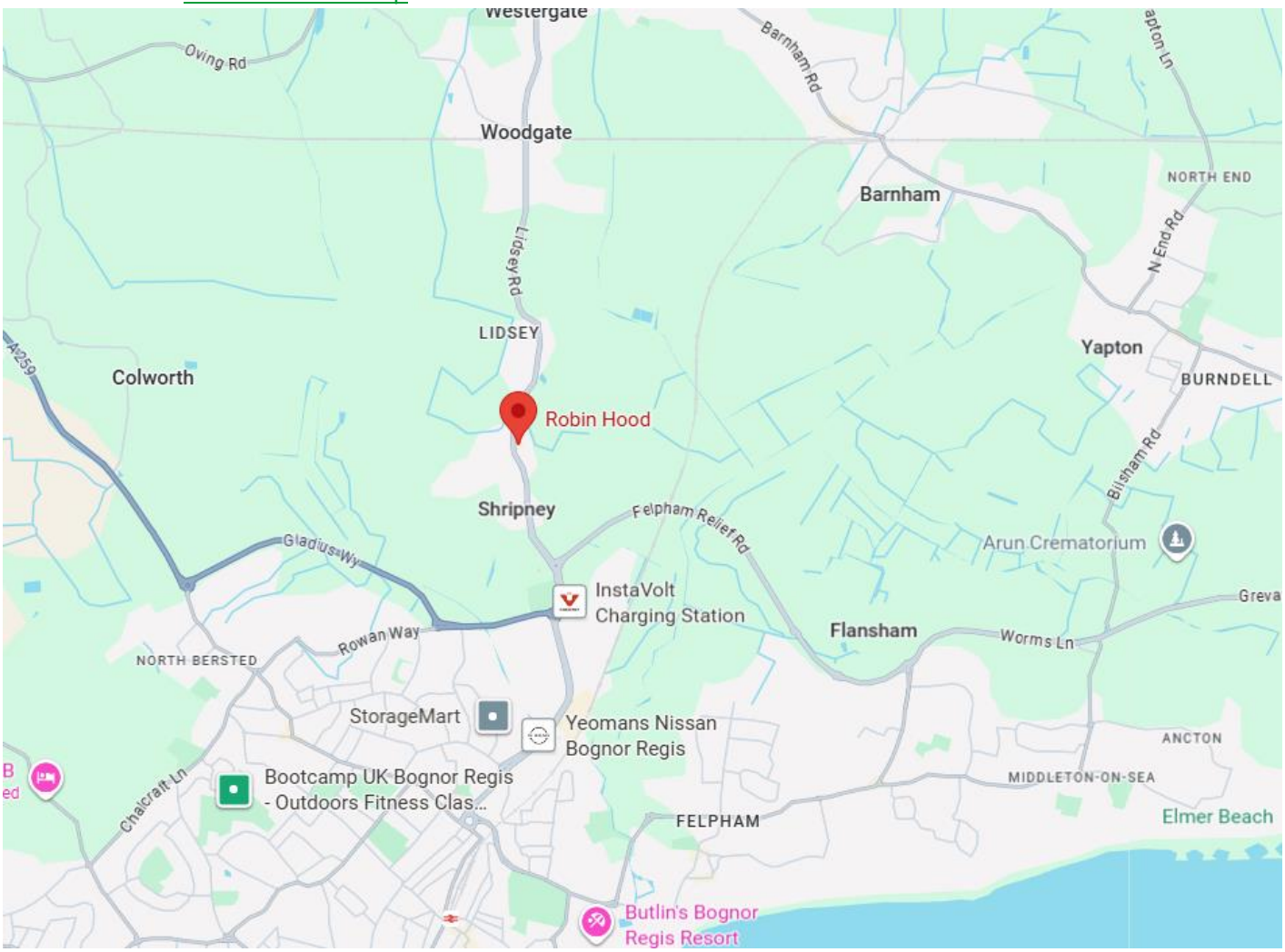
Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances. A discreet customer inspection is advised in the first instance.

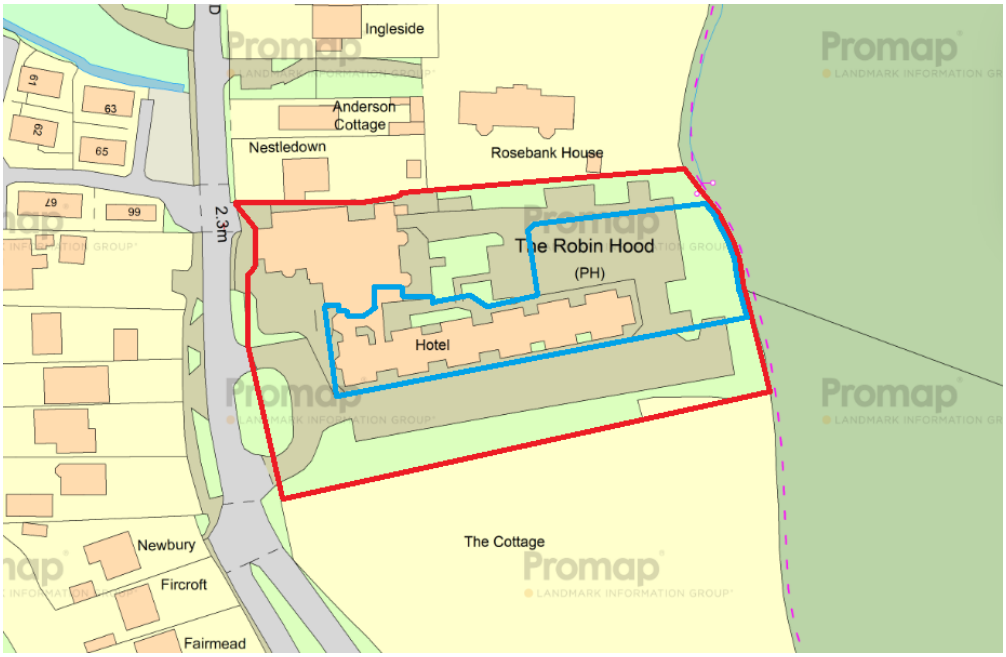
For further information or to organise a viewing, please contact either James Grimes (tel. 07989 986388 email. james.grimes@agg.uk.com) or Panayiotis Themistocli (tel. 07973 856 232 email. panayiotis.themistocli@agg.uk.com).

Location Plan - Link to Location Map



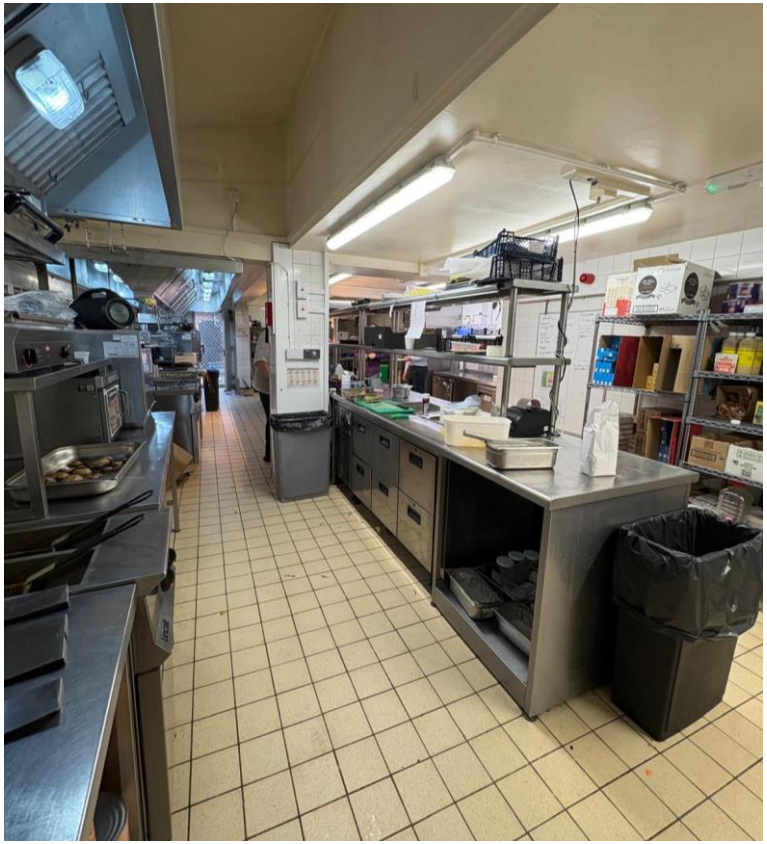
Google Maps. Not to scale - Provided for indicative purposes.

Site Plan



The whole area edged in red illustrates the demise of the freehold interest being offered.
Please note that the area edged in blue is let to 'Premier Inns Hotels Limited' on a 999-year lease at peppercorn rent, expiring in 3003.
Source: Promap. Not to scale – please note that all red and blue lines shown are for indicative/illustrative purposes only.

Additional Photos



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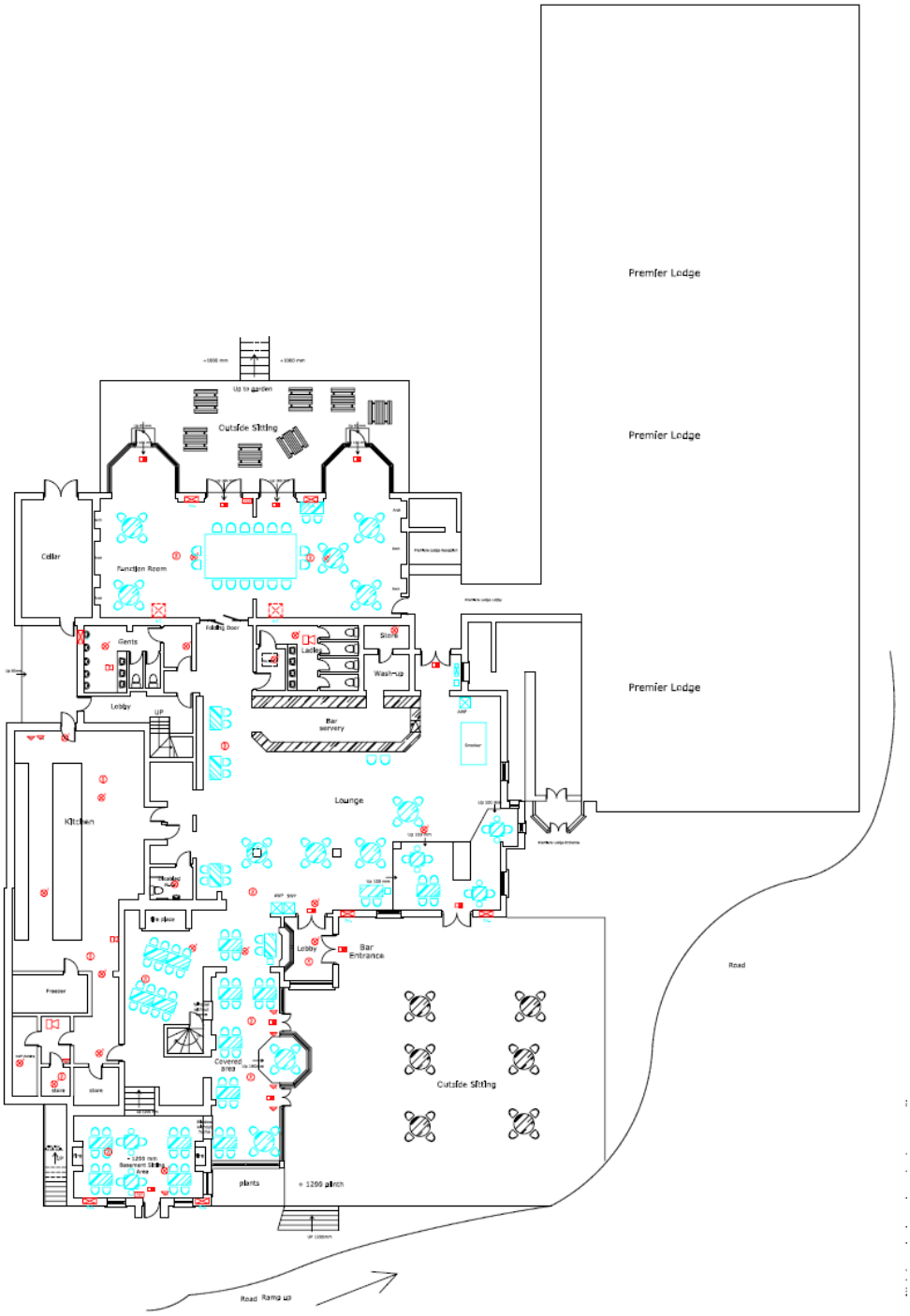
FLOOR PLAN