

BOGNOR REGIS

2 LONDON ROAD PO21 1QU



Prime Shop In Busy Seaside Town – To Let
Adjoining Santander and British Heart Foundation

LOCATION

Bognor Regis is a popular seaside town in West Sussex with a population of 24,064 (2011 census), situated c. 7 miles east of Chichester and c. 16 miles west of Worthing. Bognor Regis benefits from a mainline railway station with frequent coastal services to both Portsmouth and Brighton.

The property occupies a prime trading position on the southern side of the pedestrianised London Road near its junction with the high street, a short walking distance to the entrance of **The Arcade**.

The property adjoins **British Heart Foundation** and **Santander**, whilst other notable retailers within the immediate vicinity include **Greggs**, **Loungers**, **New Look**, **JD Sports**, **H. Samuel** and **Holland and Barrett**.

ACCOMMODATION

The property is arranged over ground and first floors, with the following approximate dimensions and net internal floor areas:-

Gross Frontage	12.80 m	42 ft 0 ins
Internal Width (max)	12.52 m	41 ft 1 ins
Shop Depth	9.80 m	32 ft 2 ins
Built Depth	9.80 m	32 ft 2 ins
Ground Floor Sales	119.10 sq m	1,282 sq ft
First Floor Staff/Store	96.34 sq m	1,037 sq ft
Total NIA	215.44 sq m	2,319 sq ft

TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£35,000 per annum**, subject to 5 yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band E. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£43,500
Rateable Value from 1st April 2023	£28,500

Rate in the £ (2022/23) 49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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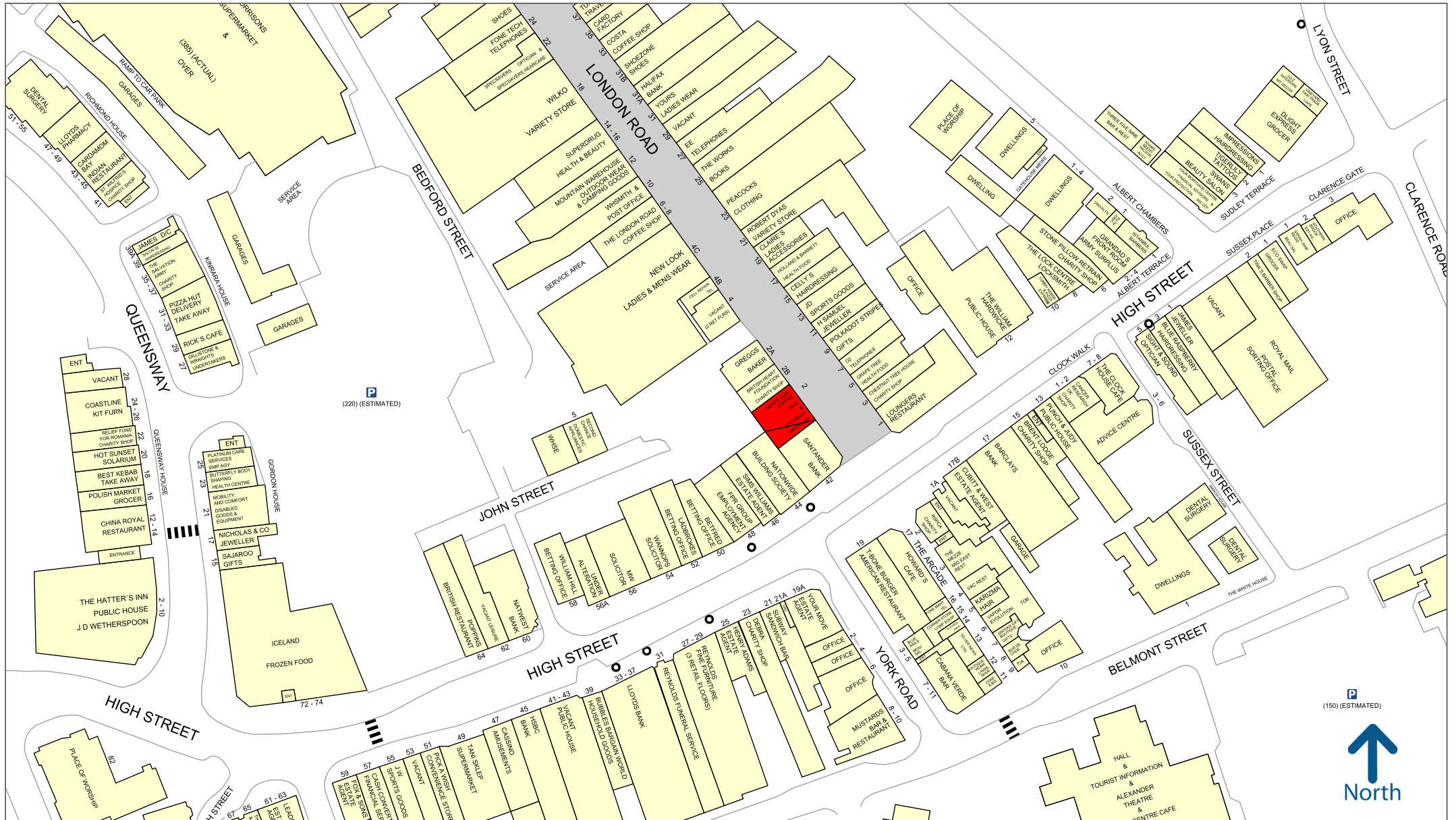
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Subject to Contract and Exclusive of VAT

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