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54-56 High Street, Bognor Regis , West Sussex PO21 1SP
£20,000 P.A

LOCATION

The property is located on the main High Street of Bognor Regis with excellent footfall amongst other well-known companies such as Subway, Ladbroke's, William Hill, NatWest, Santander, Reynolds Furniture and Betfred.

The main seafront is a short distance from the property and the pedestrianised area of London Road is just to the east of the property.

DESCRIPTION

The building is currently undergoing redevelopment to create two A1/A2 units with residential accommodation above.

A pre-let has already been agreed on 54 High Street for a well-established A2 user, the remaining unit offers an open plan floor space with excellent window frontage and pedestrian access and will be fitted out to a shell form to allow for a new occupier to fit out with their own branding.

This is a great opportunity to occupy a prime town centre position, in currently one of the only available high street units available in Bognor Regis.

DIMENSIONS

The property has the following internal dimensions:
Ground floor 56 High Street – 1,643sq.ft / 152.6sqm – Pre let agreed
Ground floor 54 High Street – 1,067sq.ft / 99.1sqm

LEASE

The property is available on a new FRI lease with terms to be agreed, a minimum term of five years is required by the landlord.

RENTAL

Unit 56 High Street – Pre Let agreed
Unit 54 High Street - £20,000 per annum

BUSINESS RATES

Interested parties should contact the local council to confirm the rates payable and if they are eligible for any rates relief.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction

EPC

An EPC report will be available for all interested parties to view on request.

VAT

May be chargeable on this transaction, interested parties must make their own enquiries to confirm.

VIEWING

Strictly by appointment with Landlords Sole Agents -
PARSONS SON AND BASLEY



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