

# TO LET

## Prime Self-Contained Retail Unit

*\*Former O2*

695 sq ft (65 sq m) sales area

450 sq ft (42 sq m) storage area



**7 London Road, Bognor  
Regis, PO21 1PQ**

## Location

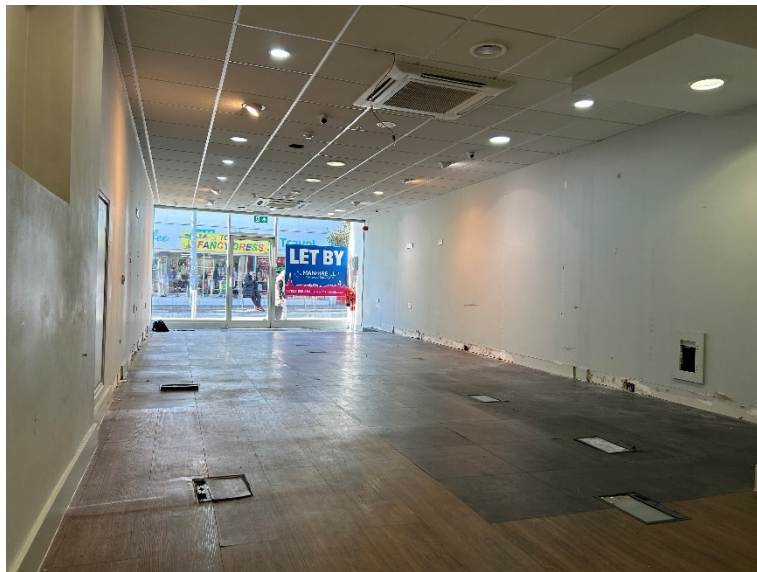
Bognor Regis is a popular seaside town in West Sussex, situated c. 7 miles east of Chichester and c. 16 miles west of Worthing. Bognor Regis benefits from a mainline railway station with frequent coastal services to both Portsmouth and Brighton. The property occupies a prime trading position on the pedestrianised section of London Road, near its junction with the High Street which is a short walking distance to the entrance of The Arcade.

## Lease Terms

The property is available by way of a new full repairing and insuring lease at a commencing rental of £28,000 per annum.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO.



## **Legal Fees**

Each party to bear their own legal fees.

## **Business Rates**

Rateable Value as of 1st April 2023 : £15,500

## **Energy Performance Certificate**

Rating D (82). A copy of the EPC is available upon request.

## **Viewings**

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*Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.*

We also advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.