

RETAIL SHOP TO LET

15 Queensway, Bognor Regis PO21 1QN

LOCATION:

The property is located in the Queensway shopping parade in Bognor Regis, the main railway station is approx 500m away. Local car-parking is available close by. Nearby retailers include Pizza Hut & Iceland

DESCRIPTION:

The ground floor lock-up shop consists of an open plan retail space with storage area and mezzanine level display area along with W.C and rear access as well as non-allocated parking at rear which is on first come basis.

The property is currently fitted with suspended ceiling and lighting as well as being fully carpeted with ample power points and is suitable for various uses (STPC).

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

| | IMPERIAL | METRIC |
|-------------------|----------------|------------|
| Ground floor shop | 591.43 sq ft | 54.94 sq m |
| Rear storage | 115.14 sq ft | 10.70 sq m |
| Mezzanine level | 351.29 sq ft | 32.63 sq m |
| WC | | |
| Total area | 1,057.86 sq ft | 98.28 sq m |

LEASEHOLD:

The property is available on a new FRI Lease, terms to be agreed, with a minimum term required of three years.

RENT:

£12,000 per annum exclusive of rates, VAT and all other outgoings.



RATES:

Rateable Value: £7,800 UBR 49.9p (April 2020/2021).
Small Business Multiplier

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 9855-3065-0691-0400-7891

The energy efficiency rating for this property is E 110

A full copy of the EPC can be viewed at:

www.ndepcregister.com

LEGAL COSTS:

The ingoing Tenant will be responsible for their own costs incurred in relation to the transaction as well as the Landlord's reasonable legal costs.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

15 Queensway, Bognor Regis



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor / lessor take no responsibility for any error, misstatement or omission therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS