

A1/A2 RETAIL UNIT TO LET

Unit 2, 27 Sudely Road, Bognor Regis PO21 1EW

LOCATION:

The property is located in Sudely Road, close to the junction with London Road. Nearby occupiers include Mind, Pallant Orthodontics, Clarkes Estate Agents, Timpsons, King & Chasemore, Ladbrokes and Tesco Express. Bognor Regis railway station is 0.2 miles (3 mins walk). Local on street car-parking is available close by.

DESCRIPTION:

The ground floor lock-up shop consists of an open plan retail space with rear storage area, along with W.C and rear access as well as one allocated car parking space.

The property is currently fitted with suspended ceiling, recessed & spot display lighting, with hardwood floor and power points.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	17' 9"	5.4 m
Net Frontage	14' 2"	4.3 m
Internal Width	17' 4"	5.28 m
Shop Depth	32' 2"	9.8 m
Ground floor Sales	557.3 sq ft	51.8 sq m
Rear Storage	248 sq ft	23 sq m
WC		
Total area	805.3 sq ft	74.8 sq m

LEASEHOLD:

The property is available on a new FRI Lease, terms to be agreed.

RENT:

£12,750 per annum exclusive of rates, VAT and all other outgoings.

RATES:

Rateable Value: £12,500 UBR 49.9p (April 2020/2021).
 Small Business Multiplier



LEGAL COSTS:

Each side will be responsible for their own legal costs in connection with this transaction.

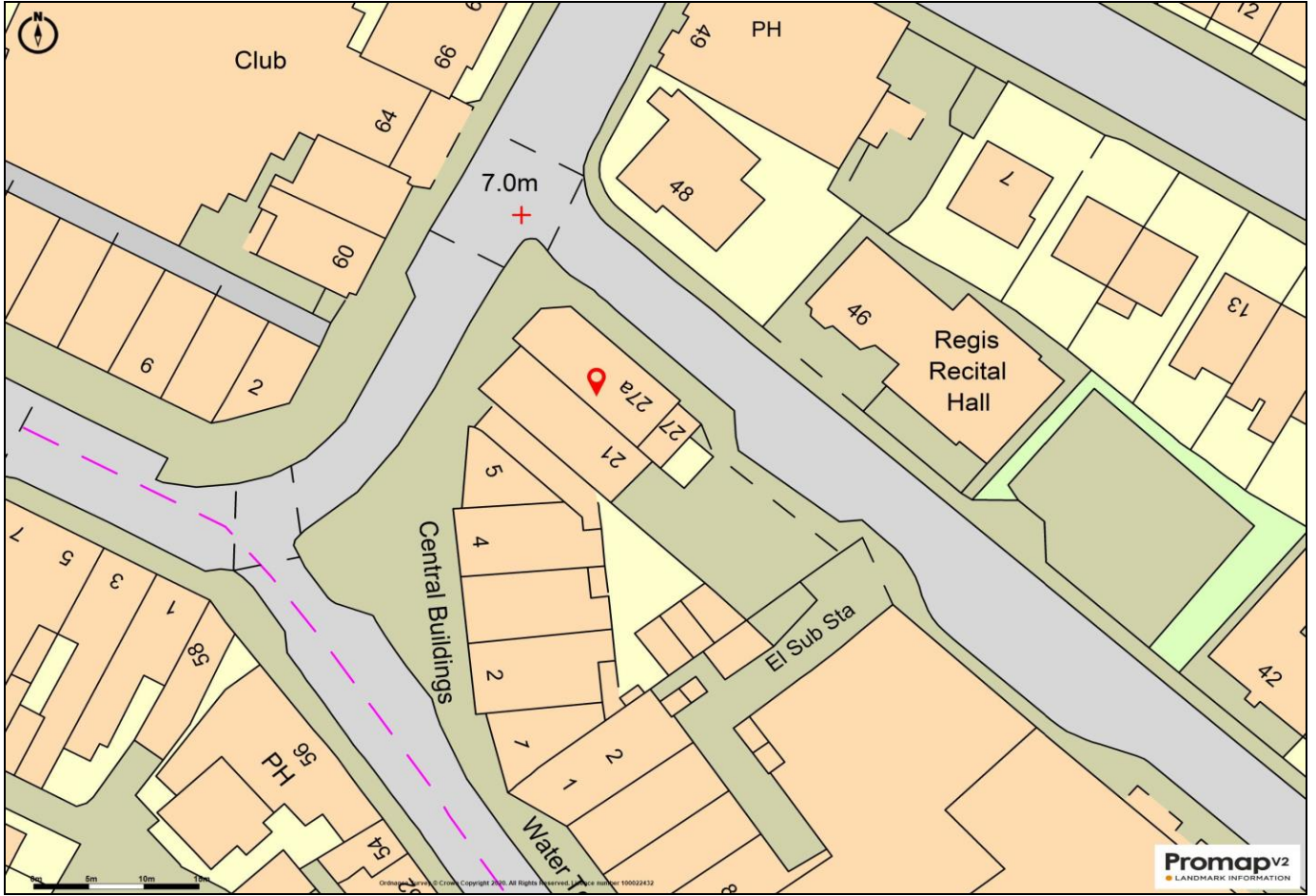
ENERGY PERFORMANCE CERTIFICATE:

An EPC has been applied for.

VIEWING:

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

Unit 2, 27 Sudely Road, Bognor Regis



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