



CARR & PRIDDLE

01273 208010

A1/A2 RETAIL UNIT TO LET

Unit 1, 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.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Main Frontage	17'3"	5.28m
Return Frontage	22'	6.7m
Internal Width	17'3"	5.28m
Shop Depth	47'6"	14.5m
Ground floor Sales	813 sq ft	75.5 sq m
WC		

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:

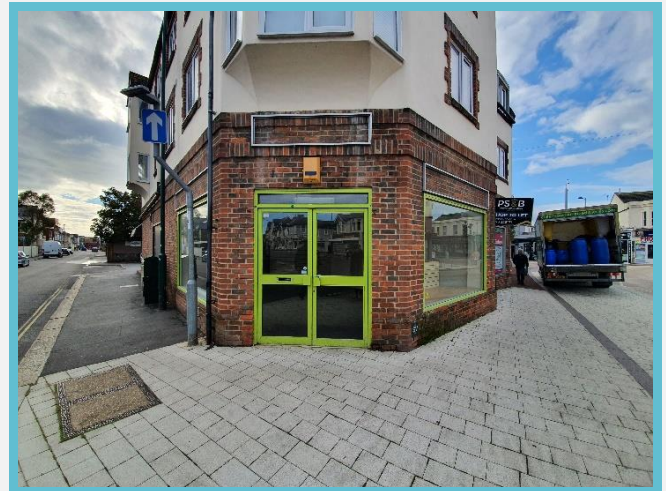
Rateable Value: £12,000 UBR 49.9p (April 2021/2022).
Small Business Multiplier

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.



PLANNING:

The Use Classes Order effective 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses.

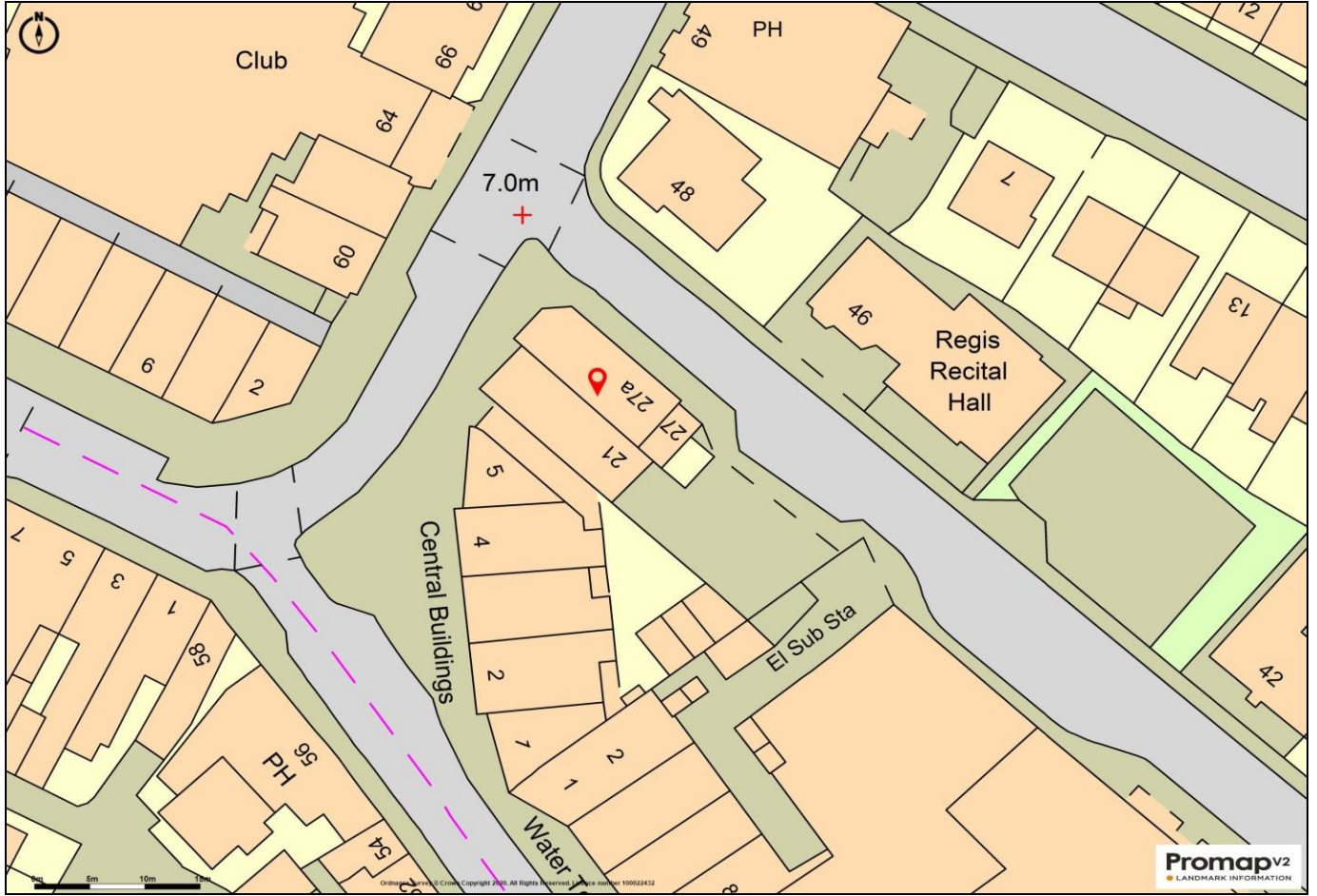
VIEWING:

By prior appointment through PSandB on **01273 326171**.

PROPERTY CONSULTANTS
SURVEYORS AND VALUERS

34 Ship Street Brighton
East Sussex BN1 1AD
info@carrpriddle.co.uk
www.carrpriddle.co.uk
Fax: 01273 202674

Unit 1, 27 Sudely Road, Bognor Regis



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