



56a High Street
Bognor Regis, PO21 1SP

**TO LET - Class E Retail
Space
Rental £25,000 PA**

1,033 sq ft
(95.97 sq m)

- High Street Position
- New Lease
- Available Now

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Summary

Available Size	1,033 sq ft
Rent	£2,083.33 per month
Rates Payable	£10,354.25 per annum
Rateable Value	£20,750
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (48)

Description

Class E Retail unit having undergone a complete renovation, the building offers an open plan space for a new occupier with excellent ceiling height, new shopfront with additional door security shutter.

The property also includes one car parking to the rear of the building.

Location

The property is located on the North side of the High Street, opposite Reynolds Furniture store with other nearby occupiers including NatWest, Lloyds Bank, William Hill, Ladbrokes & Subway.

London Road the main pedestrianised area of Bognor town centre is just a short walk round the corner.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor Retail	1,033	95.97
Total	1,033	95.97

Viewings

Viewings can be arranged via the Landlords Sole Agent Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £25,000pa



Viewing & Further Information



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com