



**2 Station Road**  
Bognor Regis, PO21 1QE

**TO LET - Highly Prominent  
Corner Position Unit  
Rental £17,000 Per Annum**

**692 sq ft**  
(64.29 sq m)

- Corner Position
- New Lease
- Town Centre

# 2 Station Road, Bognor Regis, PO21 1QE

## Summary

<b>Available Size</b>	692 sq ft
<b>Rent</b>	£1,416.66 per month
<b>Rates Payable</b>	£4,291.40 per annum Property will be eligible for rate relief
<b>Rateable Value</b>	£8,600
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (89)

## Description

The property comprises of an open plan ground floor retail/ office space with excellent window display area in a highly visible corner position. The property has most recently been used for an estate agents office, but would suit various other uses under the Class E user.

## Location

The building is on the corner of Station Road and London Road, which leads directly down into Bognor Regis town centre and the main pedestrianised part of the town, with occupiers such as Costa Coffee, Poundland, Morrisons, Sports direct and Tui all nearby.

## Accommodation

The accommodation comprises the following areas:

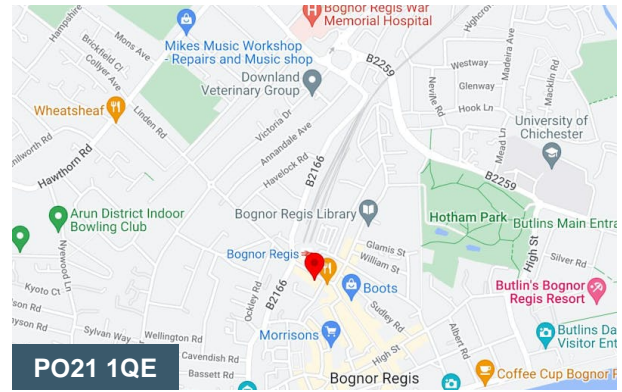
Name	sq ft	sq m
Ground - GF Retail	407	37.81
1st - FF Office	285	26.48
<b>Total</b>	<b>692</b>	<b>64.29</b>

## 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 £17,000 per annum exclusive.



## Viewing & Further Information



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