



1 Grassmere Parade

Felpham Road, Bognor Regis, PO22 7NT

TO LET - Corner Retail Unit
Rental £10,000 PAX

630 sq ft
(58.53 sq m)

- New Lease
- Available Sept 24
- Busy Village Parade

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Summary

Available Size	630 sq ft
Rent	£833.33 per month
Rates Payable	£3,542.90 per annum No business rates should be payable on this property, if only premises. Contact council to confirm.
Rateable Value	£7,100
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (32)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	630	58.53
Total	630	58.53

Description

Ground floor corner retail unit / Class E would suit various uses (STPC) excellent starter unit for a new or expanding business. Open plan retail space with rear W.C and store/office.

Location

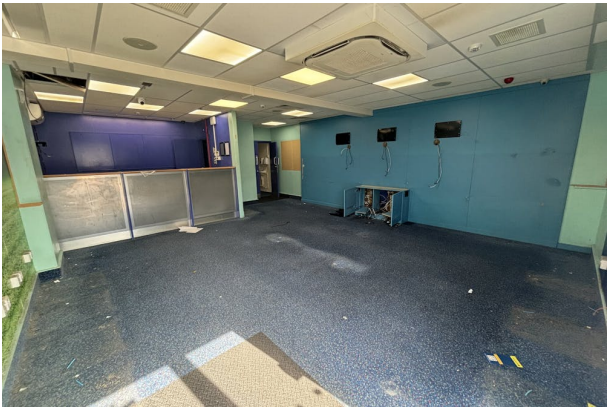
The property is located in Grassmere Parade in Felpham Village, just outside Bognor Regis town centre of West Sussex. There is street car parking nearby, with a good level of passing trade and traffic flow.

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £10,000 per annum exclusive.

Viewings

Viewings can be arrange via the Landlords Sole Agents - Newlands Property



Viewing & Further Information



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