



**44-56 Aldwick Road**

Bognor Regis, PO21 2PN

**FOR SALE - Commercial  
Investment Block  
OIEO £575,000 FH**

**3,931 sq ft**  
(365.20 sq m)

- FH Block, (uppers Sold off on LL)
- Currently producing £59,895pa
- Full let parade, majority on new leases

# 44-56 Aldwick Road, Bognor Regis, PO21 2PN

## Summary

Available Size	3,931 sq ft
Price	Offers in excess of £575,000
Business Rates	N/A
VAT	Applicable. VAT is applicable on this purchase, sale expected to be treated as TOGC
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

Freehold ground floor commercial investment block, comprising of 7x commercial units, currently producing £58,845pax. With additional ground rent income of £1,050pa from sold off uppers.

The majority of the residential upper parts are already sold off, with 4x flats being retained by the vendor on a 999 year lease at peppercorn ground rent. Copies of the commercial leases are available for interested parties along with a full tenancy schedule for the building.

## Location

Located on the North side of Aldwick Road, just outside of Bognor Regis town centre within a busy secondary parade, the parade has a good level of footfall and passing trade, the area is a popular location with a variety of others users nearby.

## Accommodation

The accommodation comprises the following areas:

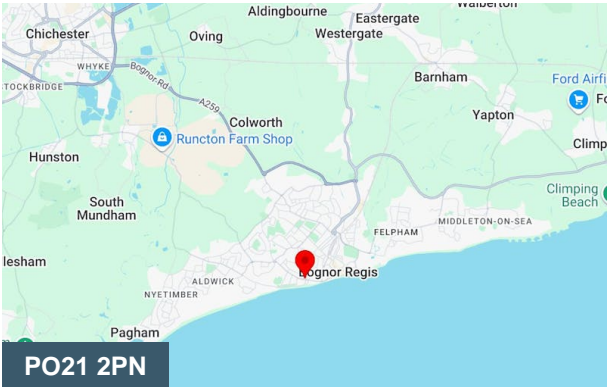
Name	sq ft	sq m	Rent
Ground - 44	746	69.31	£9,600 /annum
Ground - 46	793	73.67	£9,000 /annum
Ground - 48	619	57.51	£12,000 /annum
Ground - 50	614	57.04	£9,000 /annum
Ground - 52	666	61.87	£9,000 /annum
Ground - 54	256	23.78	£5,250 /annum
Ground - 56	237	22.02	£4,995 /annum
Total	3,931	365.20	

## Viewings

Viewings can be arranged via the Vendors Sole Agents - Newlands Property.

## Terms

The freehold of the property is for sale with an asking price of OIEO £575,000 subject to the existing leases in place, with the upper parts sold off on a long lease basis, collective income of £59,895pax reflecting a NIY of 9.92% allowing for purchase costs.



## Viewing & Further Information



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