



83 Aldwick Road

Bognor Regis, PO21 2NW

**TO LET - Newly Converted
Retail Unit
Rental £7,200 PAX**

397.65 sq ft
(36.94 sq m)

- New Lease
- Available Now
- Great Starter Unit

83 Aldwick Road, Bognor Regis, PO21 2NW

Summary

Available Size	397.65 sq ft
Business Rates	To be reassessed by VOA
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B

Description

Ground floor retail unit, newly refurbished to a white box standard ready for tenant fit out, a great little starter unit for a new or expanding business, W.C and Kitchenette space at rear of unit.

**** Please Note ****

Due to restrictive covenants the property cannot be used as;
Bank / Grocer/ Convenience Store / Butcher / Estate Agent

Location

The property is located on the south side of Aldwick Road, a busy secondary parade just outside Bognor Regis town centre set back just off from the seafront.

Accommodation

The accommodation comprises the following areas:

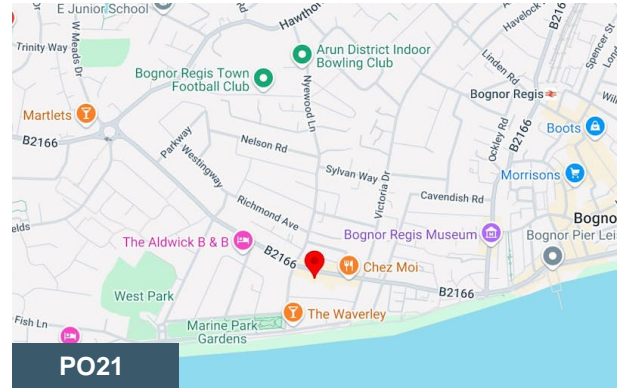
Name	sq ft	sq m
Ground	397.65	36.94
Total	397.65	36.94

Viewings

Viewings can be arranged by Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £7,200 per annum exclusive.



Viewing & Further Information



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