



**32 Crescent Road**

Bognor Regis, PO21 1QG

**For Sale - By Online Auction**  
**Guide Price £115-125,000 FH**

**1,907 sq ft**  
(177.17 sq m)

- Potential Conversion/ Development (STPC)
- Town Centre Location
- Former Opticians

# 32 Crescent Road, Bognor Regis, PO21 1QG

## Summary

Available Size	1,907 sq ft
Price	Auction £115,000
Rates Payable	£5,114.75 per annum
Rateable Value	£10,250
Service Charge	N/A
VAT	To be confirmed. See legal pack to confirm
Legal Fees	See legal pack to confirm
Estate Charge	N/A
EPC Rating	Upon enquiry

## Description

Freehold commercial property most recently used as an opticians.

The property comprises of ground floor retail space, with first floor office space and second floor storage along with rear garden area, offering potential for the conversion of either part or the whole of the building to other uses (STPC) the property may also appeal to owner occupiers looking for business premises.

Rateable value of £10,250

## Location

The property is located in Bognor Regis town centre, just off of Queensway, there is public car park opposite the property with street car parking also nearby. Bognor railway station is located just round the corner with easy access to all main trunk roads. The town centre has seen significant investment in recent years with very little voids within the area.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	650	60.39
1st	650	60.39
2nd	607	56.39
<b>Total</b>	<b>1,907</b>	<b>177.17</b>

## Viewings

Viewings can be arranged via Sole Selling Agents Newlands Property.

## Terms

The property is for sale via online auction with a guide price of £115-125,000 for the freehold interest with vacant possession. For full details please register for the legal pack.

<https://newlands.eigonlineauctions.com/lot/details/135897>



## Viewing & Further Information



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