



Unit 4

Clarence Gate, Bognor Regis, PO21 1RE

TO LET - Retail Unit
Rental £4,200PAX (+VAT)

278 sq ft
(25.83 sq m)

- Great Stater Unit
- New Lease

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Summary

Available Size	278 sq ft
Rent	£350 per month
Rates Payable	£1,571.85 per annum Unit should be eligible for NIL rates, please confirm with Arun District Council
Rateable Value	£3,150
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (74)

Description

Ground floor lock up shop, Class E premises, suitable for various uses (STPC) the unit would make a great starter unit for a new or expanding business. The unit also comes with one allocated parking space to the rear of the building.

Location

Located on Bognor High Street, within the main town centre the property has a good frontage and reasonable level of passing trade. The main seafront is a short walk to the south and Bognor Railway station is about 5minutes walk from the property.

Accommodation

The accommodation comprises the following areas:

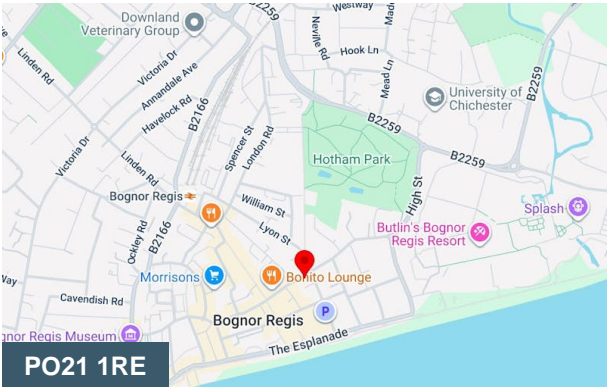
Name	sq ft	sq m
Ground	278	25.83
Total	278	25.83

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, asking rental £4,200 per annum exclusive, please note rental is +VAT. Rental is inclusive of service charge.



Viewing & Further Information



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