



56 Aldwick Road

Bognor Regis, PO21 2PN

TO LET - Retail Unit
Rental £6,000 PAX

280 sq ft
(26.01 sq m)

- New Lease
- Available Now
- Great Starter Unit

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Summary

Available Size	280 sq ft
Rent	£500 per month
Rates Payable	£1,696.60 per annum Unit should be eligible for nil rates, please confirm with council
Rateable Value	£3,400
Service Charge	N/A
VAT	Applicable. VAT is applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (68)

Description

Ground floor class E retail unit, excellent starter unit for a new or expanding business. The unit is arranged as an open plan Class E retail / office space.

Toilet at the back of the unit, off road parking is also available at rear.

Location

Located on the North side of Aldwick Road, the parade occupies a prominent position with good level of passing trade and traffic flow, just on the outskirts of Bognor town centre.

There is street car parking nearby with host of occupiers within the parade.

Accommodation

The accommodation comprises the following areas:

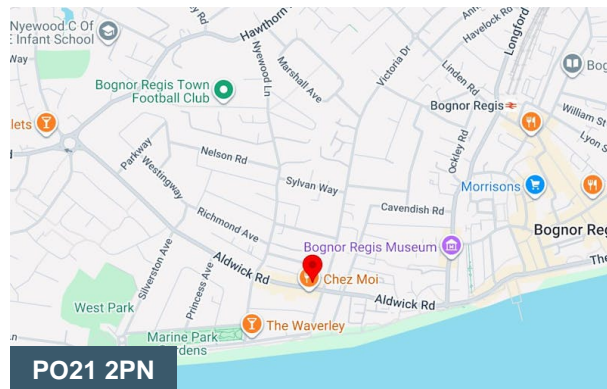
Name	sq ft	sq m
Ground	237	22.02
Total	237	22.02

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 £6,000 per annum exclusive. **Rental is plus VAT**



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com

Energy performance certificate (EPC)

56 Aldwick Road BOGNOR REGIS PO21 2PN	Energy rating	Valid until: 24 January 2033
	C	Certificate number: 7483-1453-4161-5418-5821

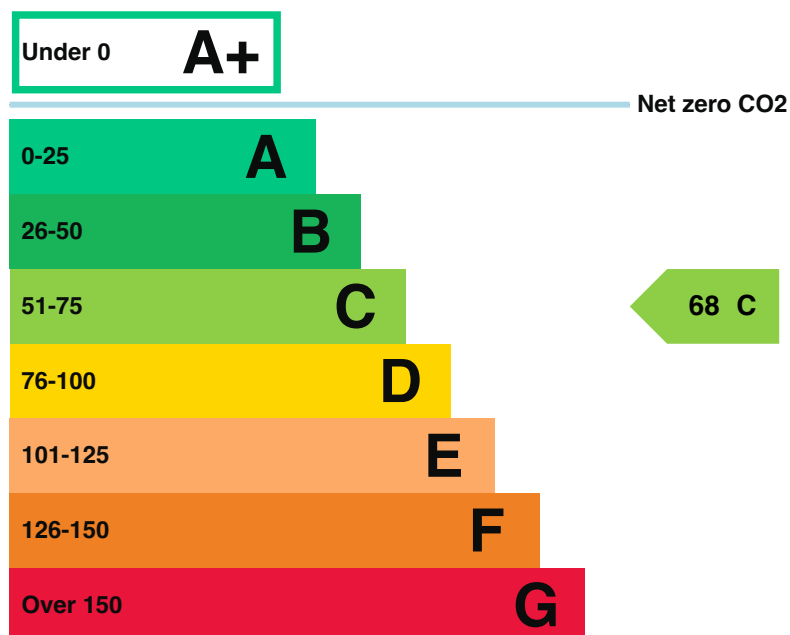
Property type	Retail/Financial and Professional Services
Total floor area	26 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

3 A

If typical of the existing stock

13 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	24.17
Primary energy use (kWh/m ² per year)	253

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9983-5894-9095-4191-5270\)](/energy-certificate/9983-5894-9095-4191-5270).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stuart Foster
Telephone	01273458484
Email	info@skyline-epc.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007985
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Skyline Energy Assessors Ltd
Employer address	6 Skyline View, Peacehaven, BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 January 2023
Date of certificate	25 January 2023