



53 Aldwick Road

Bognor Regis, PO21 2NJ

TO LET - Class E Unit
Rental £11,000pax

641 sq ft
(59.55 sq m)

- New Lease
- Excellent Condition
- Available Now

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Summary

Available Size	641 sq ft
Rent	£916.66 per month
Rates Payable	£3,892.20 per annum
Rateable Value	£7,800
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (81)

Description

Well presented ground floor lock up retail / office premises ground floor currently provides retail and office space, could be utilised for a variety of commercial uses (STPC)

LVT flooring, electric heating, spot lighting, 18ft single glazed window frontage, 2x WCs and small kitchen area. To the rear of the ground floor is a small enclosed rear courtyard.

Location

The property is situated on the southern side of Aldwick Road, an established shopping parade in the busy seaside town of Bognor Regis.

Regular bus services are located directly outside the parade with on street parking a short walk away. Nearby occupiers include Tesco's Express, Chez Moi, Victoria Inn Public House, along with a host of other independent retailers and several estate agents.

Accommodation

The accommodation comprises the following areas:

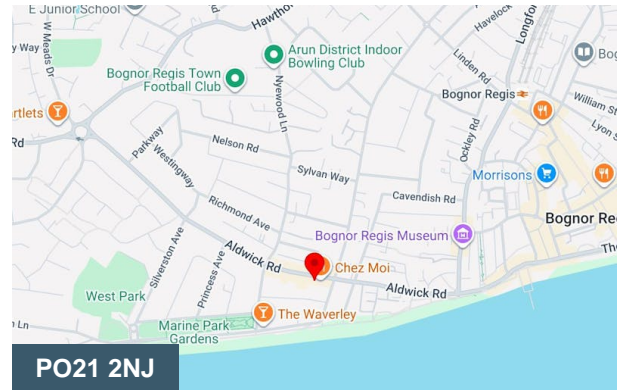
Name	sq ft	sq m
Ground	641	59.55
Total	641	59.55

Viewings

Viewings can be arranged via Landlords Sole Agent - Newlands Property

Terms

Available on a new FRI lease with terms to be agreed, asking rental £11,000pax.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com

Energy performance certificate (EPC)

53 Aldwick Road BOGNOR REGIS PO21 2NJ	Energy rating	Valid until: 27 February 2035
	D	Certificate number: 8675-2481-1207-1954-0639

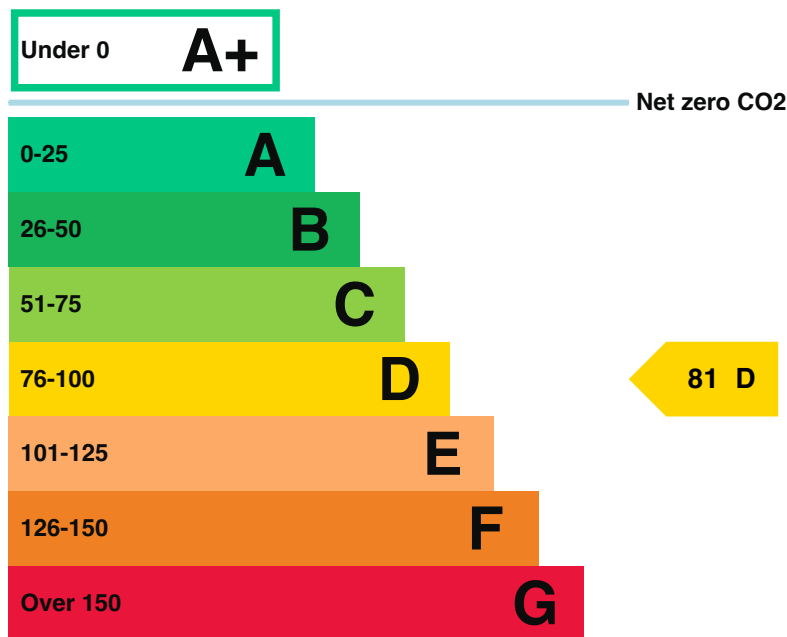
Property type	Retail/Financial and Professional Services
Total floor area	70 square metres

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 D.



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

13 A

If typical of the existing stock

51 C

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)	26.63
Primary energy use (kWh/m ² per year)	280

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5881-7448-8870-5014-8672\)](/energy-certificate/5881-7448-8870-5014-8672).

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	Mr Anthony Light
Telephone	08450212233
Email	anthony@brightenergyreports.co.uk

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/028111
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bright Energy Reports
Employer address	PO BOX 218, Eastbourne, BN24 9GN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 February 2025
Date of certificate	28 February 2025