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PROPERTY
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**RECENTLY REFURBISHED
RETAIL / OFFICE – 161 SQ FT (14.96 SQ M)
2 Station Approach, Longford Road, Bognor Regis, West Sussex, PO21 1BS**

DESCRIPTION

A lock up retail unit. The building is constructed from brick and blockwork elevations with PVC cladding externally. Internally the space is open plan ready for a tenant to fit out. It previously traded as a shoe repair. The premises are suitable for either retail or office space.

LOCATION

The unit is situated on Longford Road and next door to Bognor Regis Railway Station. Bognor Regis is a popular seaside resort in West Sussex, with excellent transport links to Chichester and Portsmouth to the West and Brighton to the East.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	161	14.96

RENT

£5,000 per annum

TENURE

The space is available by way of a new 3 or 6 year lease on terms to be agreed.

AMENITIES

- Newly refurbished lock up Retail / Office unit.
- Internally the space is open plan ready for a tenant to fit out.
- The premises are suitable for either retail or office space.
- Located adjacent to Bognor Train Station.

RATES

We understand that the rateable value is £1,375

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees. In the event a tenant decides not to use a solicitor, the below fees will apply; £395 + VAT for a Standard Tenancy £350 + VAT for a Licence to Alter

EPC

76-100

D

89 D



VIEWINGS – 01903 229200

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