

No.6

 Vapor Evolution

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Vape Drop

Is open at a new location.
2 York Road, PO21 1LW

- Expert Knowledge & Advice
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- Hundreds of Flavours to Choose From
- Local Price Match

Vape Drop

Is open at a new location.
2 York Road, PO21 1LW

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E-Liquids
& Accessories

TO LET

RETAIL – 992 SQ FT (92.16 SQ M)

6 The Arcade, Bognor Regis, West Sussex, PO21 1LH

SHW

**MAKING
PROPERTY
WORK**

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Rent | £17,500 PAX Plus VAT -

DESCRIPTION

A great opportunity has arisen to occupy this well located retail unit, located centrally within the Arcade in Bognor Regis. The unit, which will undergo refurbishment and clearance works prior to occupation, is suitable for the majority of class E Uses. The unit benefits from a main retail area with staff, kitchen and toilet facilities to the rear, as well as storage.

LOCATION

The unit occupies a prominent position close to the nearby re-development projects which have seen substantial investment in the local infrastructure. Bognor Regis is a popular seaside town located in West Sussex, with excellent transport links to Chichester and Portsmouth to the West and Brighton to the East.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Retail Space	571	53.05
Staff/Ancillary Areas	421	39.11
TOTAL	992	92.16

AMENITIES

- Laminate Flooring
- Recessed Glass Frontage
- Fluorescent Lighting
- Internet & Phone Line ready
- Central Position in the Arcade
- WC
- Kitchenette

RENT

£17,500 PAX

RATES

The current 2017 Rateable Value of the property is £16,750 pa.

TENURE

A new fully insuring and repairing lease to be agreed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.

51-75

C

68 | c



VIEWINGS – 01903 229200

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