



TO LET

RETAIL – 165 SQ FT (15.40 SQ M)

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

DESCRIPTION

A great opportunity has arisen to occupy this well located retail unit, located within a corner position of the Arcade in Bognor Regis. The unit is suitable for a variety of uses which falls within class E. Internally the unit benefits from a main retail area with a fully operational kitchen sink to the rear.

LOCATION

The unit occupies a prominent position close to the nearby redevelopment 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 (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	165	15.40

AMENITIES

- Laminate flooring
- Recessed glass frontage
- Fluorescent lighting
- External seating for customers
- Internet & phone line ready
- Excellent position within the Arcade

RENT

£9,500 PAX

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RATES

The current April 2023 Rateable Value of the property is £4,450.

VAT

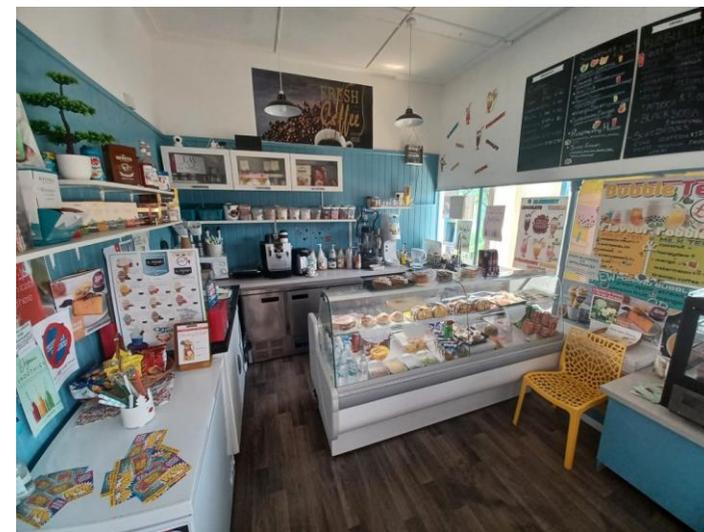
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01903 229200

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