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TO LET

**PROMINENT RETAIL PREMISES + 1 PARKING SPACE
746 SQ FT (69.3 SQ M)
44 Aldwick Road, Bognor Regis, West Sussex, PO21 2PN**

DESCRIPTION

The property comprises a ground floor shop with single W/C and kitchenette facilities to the rear. The space is suitable for a variety of occupiers that can take advantage from the large ground floor sales area and prominent frontage. Additionally, a single private parking space at the rear of the property is allocated to the shop.

LOCATION

The property is situated on the Northern Side of Aldwick Road, an established shopping parade in the busy seaside town 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, Kia Motors, Chez Moi and Victoria Inn Public House.

AMENITIES / OPPORTUNITY

- Established shopping parade
- Coastal location 200m from the beach
- A short distance from Bognor Regis Pier
- Close to Marine Park Gardens, Bognor Regis Sailing Club, West Park and The Royal Norfolk Hotel

RENT

A new effective full repairing insuring lease is available at a commencing rent of £9,750 per annum exclusive, subject to rent reviews at the appropriate intervals.

RATES

The April 2023 Rateable Value of the property is £9,500.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

51-75 **C** **54 C**



ACCOMMODATION

	SQ FT	SQ M
Ground Floor - Retail	746	69.3



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