



Shop 3, The Arcade
York Road, Bognor Regis, West Sussex PO21 1LH

TO LET

SELF-CONTAINED RETAIL UNIT

Total Size 35.10 sq m (378 sq ft)

Key Features:

- Situated near a prime pedestrianised retailing pitch
- Situated in within 200m of the sea
- Close to public car park
- New EFRI lease available
- Rent £7,000 pax
- Property eligible for 100% rates relief
- Nearby occupiers include Warren Bakery, The Mezze, Howards Coffee Shop, RSPCA, Rainbows Ice Cream Parlour and Karizma Hair & Beauty





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Location

The Arcade was recently purchased by Arun District Council and has undergone substantial refurbishment and is now almost completely Let.

The Arcade is located on High Street opposite London Road where a variety of national and independent retailers are represented. Bognor Regis Station, the seafront and parking are located within easy walking distance.

The property is located on York Road as part of The Arcade close to its junction with High Street, a short distance from the principle shopping precinct in London Road where a variety of national and independent retailers are represented.

Occupiers in the arcade include Warren Bakery, The Meze, Howards Coffee Shop, Rainbows Ice Cream Parlour and Karizma Hair & Beauty. Brewers Fayre is adjacent on the Esplanade.

Accommodation

The property has the following approximate Net Internal Area (NIA) of **35.10 sq m (378 sq ft)**.

Planning

We understand that the premises benefit from Class A1 use within the Use Classes Order 1987 (as amended).

EPC

We understand the property to have an EPC rating of C(63).

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £7,000 per annum exclusive.

The service charge is currently £1,239 per annum and the building insurance is £181 per annum.

Business Rates

Rateable Value (2017): £5,600.

Following the Government's recent Budget, occupiers of retail & leisure properties are eligible to receive a discount of 100% from their 2020/2021 rates bill, which may be subject to EU State Aid Limits. Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

The rent and service charge are subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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PROPERTY CONSULTANTS



12 May 2020

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