



62-64 High Street
Bognor Regis, West Sussex PO21 1SP

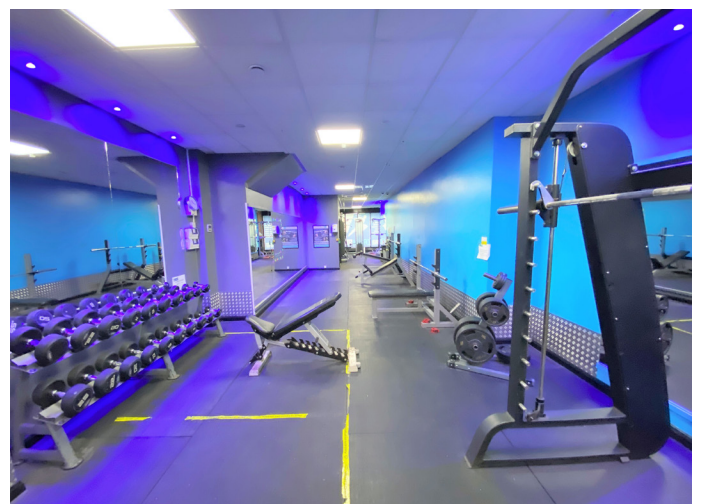
TO LET

SUBSTANTIAL CITY CENTRE COMMERCIAL UNIT

Total GIA 854 sq m (9,195 sq ft)

Key Features:

- Central position close to public car parks
- Configured over three open plan floors
- Ground floor 146 sq m (1,569 sq ft)
- Currently configured as a gym with changing rooms and WC's
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses, subject to planning
- New FRI lease available
- Rent £37,500 pax
- Consideration would be given to letting the building in part
- Nearby occupiers include Natwest, Iceland Foods, Morrisons and JW Sports





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Location

Bognor Regis is an affluent and popular resort town in West Sussex ideally located on the south coast approximately 55 miles south west of London 24 miles west of Brighton and six miles south east of Chichester.

The property is situated on the northern side of the High Street, close to its junction with Bedford Street. Nearby occupiers include Natwest, Iceland Foods, Morrisons and JW Sports.

Accommodation

The accommodation comprises a three-storey building, and is currently configured as a gym over three floors with changing rooms and WCs on the second floor.

The property has the following approximate GIA:

Area	Sq M	Sq Ft
Ground Floor	146	1,569
First Floor	354	3,813
Second Floor	354	3,813
Total GIA	854	9,195

Consideration would be given to letting the building in part. Further information available on request.

EPC

We understand the property to have an EPC rating of D.

VAT

We understand that the property is not registered for VAT.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring sublease for a term to be agreed at a commencing rent of £37,500 per annum exclusive.

Business Rates

Rateable Value (2017): £43,500

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants 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 Property Consultants 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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10 February 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Floor Plans



For identification purposes only.