



TO LET

The Waverley
Marine Drive West, Aldwick, Bognor Regis, West Sussex, PO21 2QA



Key Features

- Busy seafront position with views overlooking the sea
- Large decked terrace with roofing
- Located in popular South Coast Resort town
- Near to Butlin's Bognor Regis Resort
- Attractive bar servery and large kitchen
- Offered by way of a new lease
- Rent £35,000 per annum
- Additional circa 2,000 sq ft function room is also available by further negotiation





Location & Situation

Bognor Regis is a seaside town and civil parish located in the Arun District of West Sussex. It lies approximately five miles to the southeast of Chichester, and 20 miles west of Brighton. Access to the north of the town is from the A27 south coast trunk road, which links with Bognor Regis via the A29.

The subject property is located about one mile to the west of Bognor Regis town centre, with direct views to sea and occupies a prominent corner location on Marine Drive West at its junction with Nyewood Lane.

Accommodation

The property comprises a substantial ground floor public house and restaurant, with large terrace to the front and side. The Waverley occupies the south facing part of the building, and comprises a main bar/restaurant area and a second bar area. Gents and Ladies WCs.

Total Size 3,715 sq ft / 345.14 sq m

A large circa 2,000 sq ft function at the rear of the pub is also available by way of further negotiation.





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Rateable Value

Rateable Value 2017: £TBC

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

EPC

TBC

Planning

The property has historically been used as a bar/restaurant therefore we believe this would be classed as Sui Generis.

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





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Terms

The premises is available by way of a new full repairing and insuring lease for a term to be agreed and at a commencing rent of £35,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Legal Fees

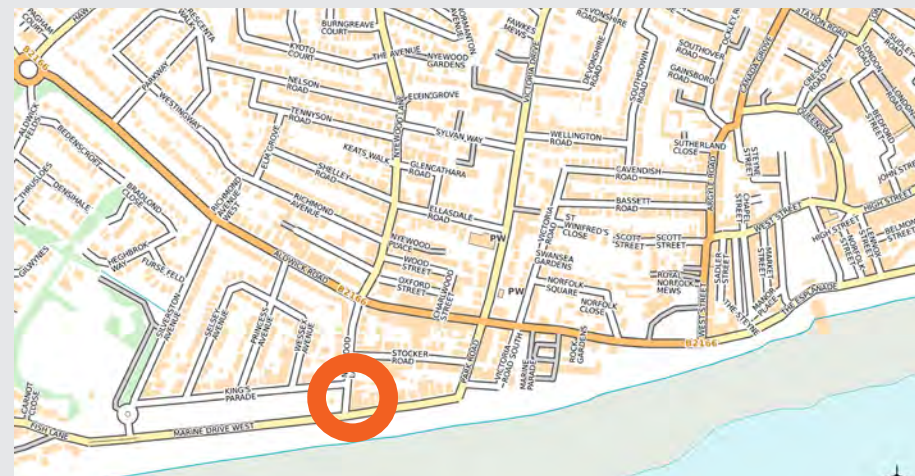
Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
01273 727070

Aaron Lees
a.lees@flude.com
01273 727070

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January 2022

