



FOR SALE

West Lodge, The Esplanade
Bognor Regis, West Sussex PO21 1GF



Key Features

- Bognor Regis is an affluent and popular resort town
- Prominent and attractive building with panoramic views
- Attractions locally include, Butlins, Bognor Regis Pier, and a long pebble beach
- £17m being spent on the Theatre - [more information here](#)
- New Premier Inn being constructed nearby - [more information here](#)
- New Wayfinding scheme
- Fully fitted restaurant premises finished to high standard throughout
- Internally there is seating for around 110 covers, together with external seating for up to 50 covers currently
- Freehold, with vacant possession
- Guide Price of £650,000, subject to contract
- Consideration given to leasing the premises, rent £50,000 per annum
- Premium sought for fixtures and fittings
- [Virtual Tour](#)





Location & Situation

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.

Bognor Regis Railway Station offers direct and regular services to London Victoria and the South Coast.

The property is situated on the seafront at the edge of the main commercial and retailing centre to the east. It directly overlooks The Esplanade onto the beach and the leisure pier to the front.

Bognor Regis is a well known UK holiday destination situated on a stretch of southern Sussex coastline boasting the largest holiday centre in the south of England: Butlins Bognor Regis.

The town is also home to the University of Chichester's flagship £35 million Tech Campus accommodating the Engineering, Design and Creative Digital Technologies departments.

Nearby, the Theatre is undergoing a £17m refurbishment project, there is also a new Premier Inn being constructed, which is due to open shortly.





Description & Accommodation

The property was recently constructed and occupies a prominent corner position on The Esplanade and is arranged over five floors. The upper floors are configured as five self-contained apartments, which have been sold off on long leases. The restaurant element is accessed via a ground floor lobby entrance, with stairs leading to both the lower ground floor and upper floor. There is also a customer lift servicing each floor.

Internally, the lower ground floor provides seating for around 30 covers, a bar area, fully fitted kitchen (electric only), preparation areas and storage, together with customer and staff WC's.

The upper floor benefits from panoramic views of the seafront, providing around 80 covers, and serving bar. There is also further storage and an office.

Externally, the property benefits from a bin store, and plant room, which is accessed from Manor Place.

The present occupier had a licence for external seating for around 50 covers, which they have not renewed. However, they are in discussions with the local authority to create a number of beach huts to provide further seating throughout the year for customers.

Area	Sq M	Sq Ft
Lower Ground Floor	147	1,582
Upper Ground Floor	152	1,636
Entrance Lobby	19	204
Total	318	3,422





Rateable Value

Rateable Value (2023): £34,000

Rateable Value (Draft - Scheduled for Implementation from 1st April 2026): £45,500

Occupiers will pay approximately 43% of this per annum.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability: <https://www.gov.uk/find-business-rates>.

EPC

We understand the property to have an EPC rating of A (15).

Planning

We understand the premises originally had planning consent for Class A3.

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 commercial element of 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.

Licencing

There is currently a Premises Licence in place for the sale of alcohol, further details available on request.





FLOOR PLANS For identification purposes only



Tenure

Freehold, subject to vacant possession. The freehold also includes the five apartments which have been sold off on long leases.

Please note that the property is subject to the qualifying criteria of the Landlord and Tenant Act 1987

Terms

We have been instructed to market the property with vacant possession and quote a price of £650,000 for the freehold interest subject to contract. Alternatively, the consideration will be given to lease the premises at a rent of £50,000 per annum.

Premiums sought for fixtures and fittings, further details on request.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for 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

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January 2025

