

Unit 8 The Arcade, High Street, Bognor Regis
PO21 1LH



TO LET

Well Presented Shop

Total Size 23.04 sq m (248 sq ft)

Key Features

- Situated near a prime pedestrianised retailing pitch
- Busy shopping precinct
- Public car parking available nearby
- Last remaining shop
- New FRI lease available
- Three year flexible lease available
- Occupiers in the immediate vicinity include
Warrens Bakery, Royal Mail Post Office, Greggs, Barclays,
The Lock Centre, Carphone Warehouse and
Cancer Research UK





Location

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

Occupiers in the immediate vicinity include **Royal Mail Post Office, Greggs, Barclays, The Lock Centre, Carphone Warehouse and Cancer Research UK.**

Accommodation

We have been provided with approximate net internal floor areas detailed in the table below:

Unit	NIA sq m	NIA sq ft	Rent pa	Service Charge pa	Insurance pa
8	23.04	248	£8,000	£1,093	£224.76

EPC

We understand the property has an EPC rating of C.

Business Rates

Rateable Value (2017): £7,000.

As the RV is below £12,000 we believe that small business rate relief is possible.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

Flude Commercial
chichester@flude.com
01243 819000



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.

Updated: 19/06/18

Terms

The accommodation is available to let by way of a new (effectively) full repairing and insuring leases for a minimum term of three years at the annual rents set out in the table. The rent is exclusive of business rates, utilities, building insurance and service charge.

The new lease will be outside of the security of tenure provisions of the Landlord & Tenant Act 1954 Part II, unless a longer lease is agreed.

The landlord will require a security deposit for new businesses.

VAT

The property is registered for VAT.

Planning

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

Legal Fees

The incoming tenant will be responsible for the landlord's legal costs incurred for shorter leases, under three years.

Each party will bear their own costs if a longer lease is agreed.



Site Plan

