

**26 Felpham Road
Felpham Village
Bognor Regis, West Sussex
PO22 7AZ**



Lock-up retail unit

For Sale or To Let

1,380 sqft [128.3 sqm]



Location

Felpham Village is situated in between Bognor Regis to the west and Littlehampton to the east. There is a good resident catchment of at least 101,700 within a 20-minute drive time, with seasonal increases. Nearby is the Butlin's Holiday Resort, Chichester University campus and large residential areas along the coastal stretch.

Description

Previously traded as a bathroom showroom, the property is well located and highly visible. The ground floor was previously 2 shops that have been combined but could be reinstated back into 2 units if required.

The first floor flat has its own separate entrance and has been sold on a long lease (further details on request).

Commercial Property Consultants

**4 Northgate | Chichester | West Sussex | PO19 1BA
01243 520949 | www.medhursts.com**



The property is suitable for a variety of commercial uses including all Class A1 retail or Class A2 offices for financial and professional services or Class D1 for health and clinic type uses, subject to planning permission for a change of use.

There is public parking in the layby in front of the shop as well as two large public car parks on the opposite side of Felpham Road.

Accommodation

Internal width	17.7m	58' 0"
Shop depth	7.8 m	25' 7"
Retail area	112.4 m2	1,210 ft2
Office	15.9 m2	170 ft2
Total gross area	128.3 m2	1,380 ft2

Terms

The ground floor is available on a new lease at £22,000 per annum for a term to be agreed. Consideration will be given to splitting the unit in two.

The freehold is also available at £325,000 to include the rights to the ground rent from the first floor flat. The rent and sale price are not subject to VAT.

EPC

To be confirmed.

Business Rates

Rateable value: £11,750

100% Small Business Rates Relief is currently being applied by Arun District Council and no rates are being demanded.

Viewing

By appointment with the sole agents Medhursts Commercial Surveyors on 01243 520949.

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