

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



Lock-up retail unit

To Let

760 sqft [70.6 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. Links Avenue free public car park is opposite and there is off road parking in front of the property.

Description

The available unit comprises a lock up shop that forms half of the ground floor of a former bathroom showroom. The other half has recently been let to a dog grooming parlour. The property is suitable for a variety of commercial uses falling within the new Class E- Commercial, business and services use.

The interior needs refurbishment and a new toilet will need to be installed once an occupier specifies their needs.

Commercial Property Consultants

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



Accommodation

Internal width	7.5m	25' 0"
Shop depth	9.8m	32' 1"
Retail area	70.6 m2	760 ft2

Terms

Available on a new lease at £12,500 per annum for a term to be agreed. The rent is not subject to VAT.

EPC

B-42

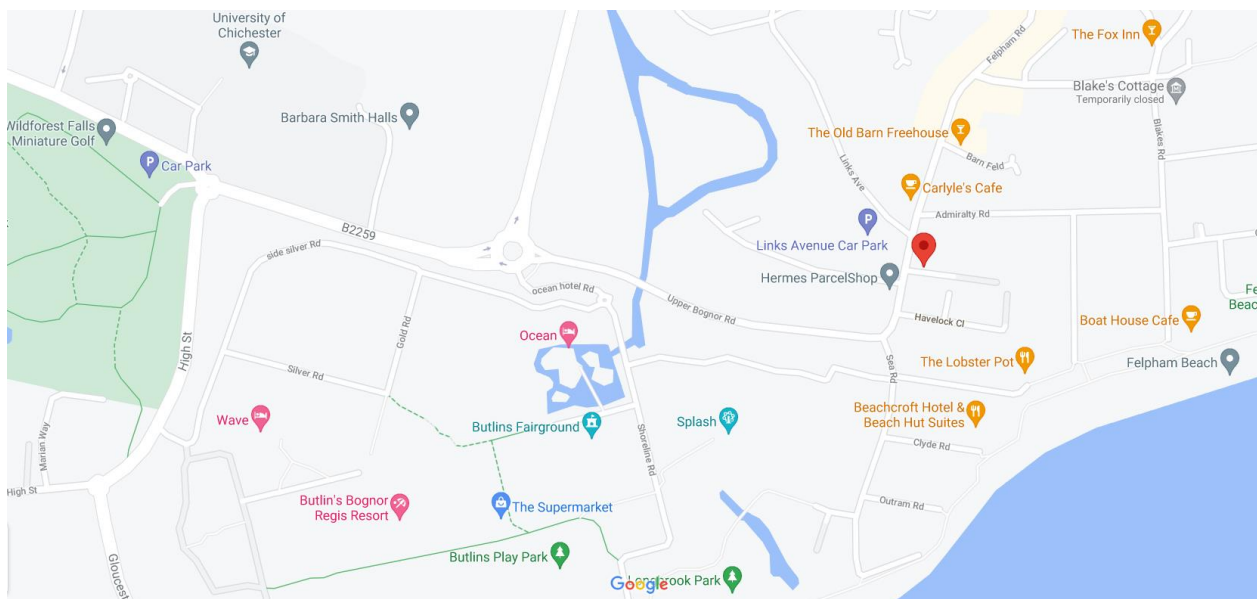
Business Rates

To be reassessed.

Qualifying occupiers will be eligible for 100% Small Business Rates Relief.

Viewing

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



June 2021

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