



**TO LET**

**SHW**

**RETAIL – 5585 SQ FT (518.85 SQ M)**

9-11 Water Tower Buildings, London Road, Bognor Regis, West Sussex PO21 1PN

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## Rent | £65,000 PAX

### LOCATION

The premises are located at the northern end of London Road on the corner of the pedestrianised section of London Road and adjacent to Boots Chemist.

Other main retailers include Morrisons, Sports Direct, M&Co, Poundland, Costa Coffee and Wilko.

Bognor Regis' mainline station is approximately 20 minutes' walk.

### TENURE

Available on a new Full Repairing and Insuring Lease

### RENT

£65,000 PAX

### DESCRIPTION

Extensive retail premises with ground floor loading off Sudley Road to the rear. Rear and first floor stores and offices.

### RATES

We have been verbally informed by the local authority that the premises have a rateable value of £61,000 per annum.

### ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground Floor Retail	5585	518.85
Ground Floor Store and Staff	436	40.5
First Floor	1667	154.68

### VAT

VAT may be chargeable upon the letting.

### LEGAL COSTS

Each party is to be responsible for their own legal costs.

### EPC

The property has an EPC rating of C.



**VIEWINGS – 01273 876200**

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