



TO LET
£14,000 PAX

15 Queensway, Bognor PO21 1QN



- Ground & First Floor Shop
- EPC: D
- 986 sq ft

LOCATION

The property is situated in the centre of Bognor Regis and 0.3 miles from the train station. nearby occupiers include Iceland, Mobility & Comfort, Pizza Hut, Lloyds Pharmacy & My Dentist.

Bognor Regis is a town in West Sussex, located on the coast between Worthing and Portsmouth.

DESCRIPTION

The property comprises of a good size ground floor retail area with stairs leading to a first floor level suitable for further retail use or an office.

At the rear of the ground floor is a storage area along with a kitchen and WC.

RENT

Asking rent of £14,000 per annum exclusive.

LEASE

A new effective full repairing and insuring lease available on terms to be agreed.

Available from mid July 2024

LEGAL FEES

Each side are responsible for their own legal costs

EPC RATING

D 83

Copies of the EPC's and Recommendation Reports are available upon request.



Ground Floor

Retail space	523 sq ft
Storage	86 sq ft
Kitchen	56 sq ft
WC	

First Floor

Retail/Office	321 sq ft
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APPROXIMATE TOTAL AREA 986 sq ft

BUSINESS RATES

Rateable Value: £8,900

We would recommend any interested parties make their own enquiries as to the Rates Payable. Businesses may be entitled to some small Business Rate Relief, for further details please contact Arun Borough Councils rates department on 01903 737827.

VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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