



TO LET
£8,750 PAX

24 Felpham Road, Bognor Regis PO22 7AZ

- Ground Floor Shop
- EPC: C 65
- 408 sq ft (38 sq m)

LOCATION

The property is situated in an established parade of shops with close access to the B2259, Bognor Regis town centre is located 1 mile from the property.

Nearby occupiers include, whittakers cafe, Noggin, Premier, Allbright building works, VRV vehicle repair.

DESCRIPTION

The premises is currently arranged as a physiotherapy office, with a reception area at the front of the property, 2 treatment rooms, Kitchen and WC.

RENT

Asking rent of £8,750 per annum exclusive.

LEASE

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

Available from mid December 2025

LEGAL FEES

Each side are responsible for their own legal costs

EPC RATING

C - 65

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



Ground Floor

Retail Space	362 sq ft (33 sq m)
Kitchen	45 sq ft (4.2 sq m)
WC	

All measurements are approximate NIA

BUSINESS RATES

Rateable Value: £5,000

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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