

RETAIL SHOP TO LET

28 Queensway, Bognor Regis PO21 1QN

LOCATION:

The property is located in the Queensway shopping parade in Bognor Regis, the main railway station is approx 500m away. Local car-parking is available close by. Nearby retailers include Pizza Hut & Iceland

DESCRIPTION:

The ground floor lock-up shop consists of an open plan retail space with a rear storage area along with WC and rear access. The property is currently fitted with suspended ceiling and lighting, laminate flooring and carpet at the rear. There are ample power points around the property, suitable for various uses (STPC).

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Ground floor shop	681.58 sq ft	63.32 sq m
Storage	287.72 sq ft	26.73 sq m
WC		
Total area	969.30 sq ft	90.05 sq m

LEASEHOLD:

The property is available on a new FRI Lease, terms to be agreed, with a minimum term required of three years.

RENT:

£12,000 per annum exclusive of rates, VAT and all other outgoings.

RATES:

Rateable Value: £8,400 UBR 49.9p (April 2021/2022).
Small Business Multiplier



PLANNING

The Use Classes Order effective 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses.

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0010-0531- 0849-0890-1092

The energy efficiency rating for this property is D 79

A full copy of the EPC can be viewed at:

www.ndepcregister.com

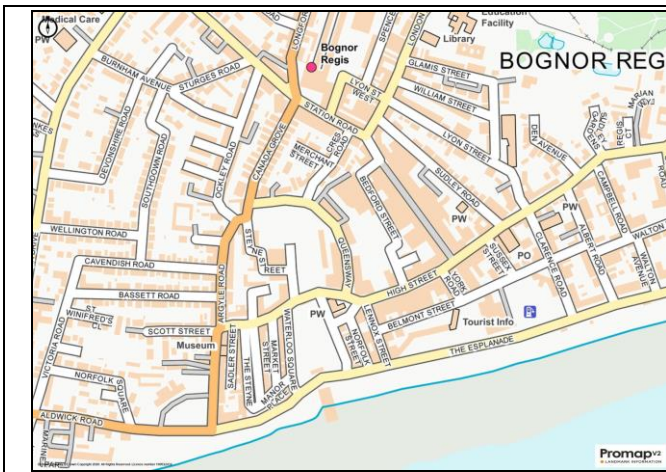
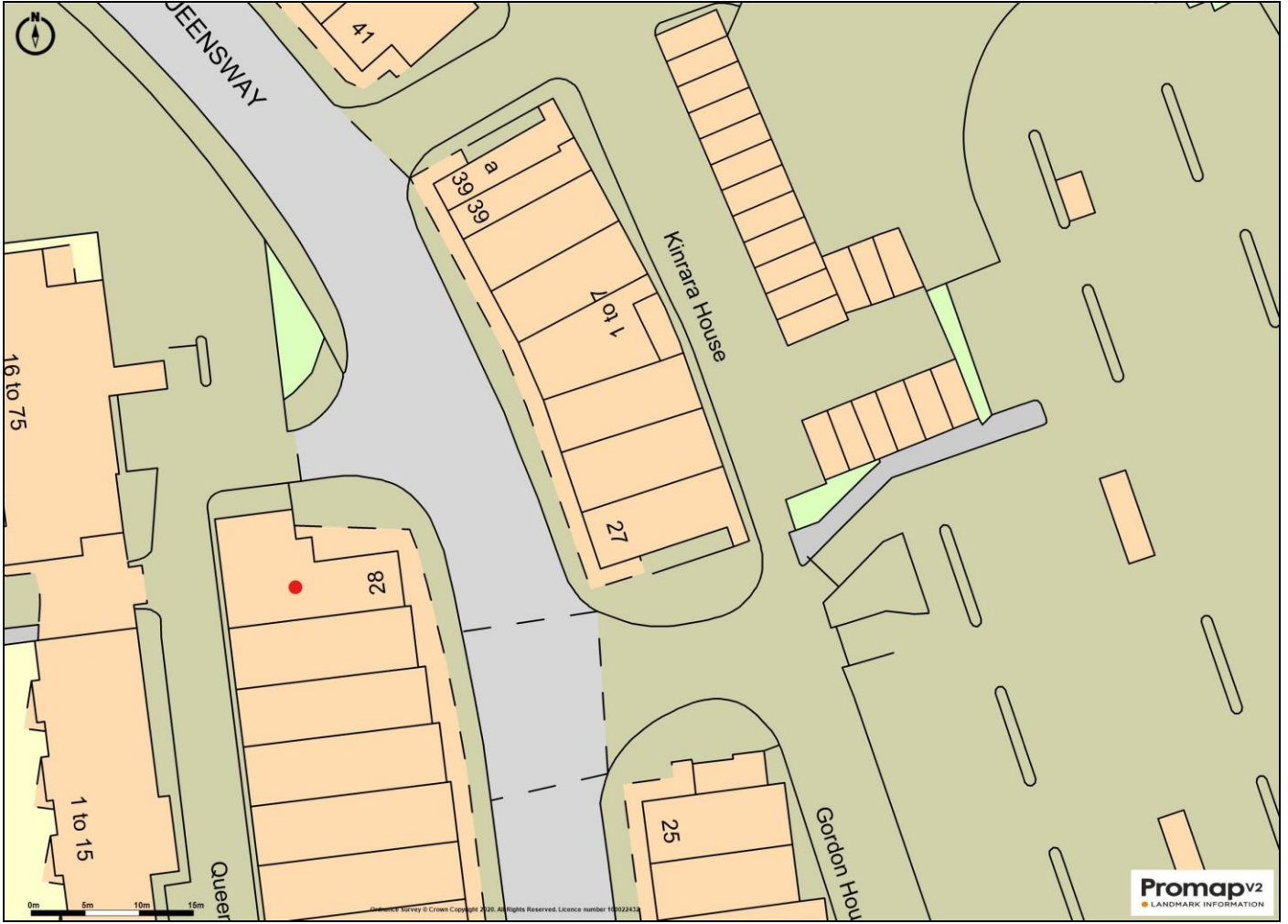
LEGAL COSTS:

The ingoing tenant will be responsible for their own costs incurred in relation to the transaction as well as the landlords reasonable legal costs.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

28 Queensway, Bognor Regis



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