

TO LET

RETAIL – 165 SQ FT (15.40 SQ M)
9 The Arcade, Bognor Regis, West Sussex, PO21 1LH

Rent | £8,995 PAX Corner Retail Unit 07 March 2024

#### **DESCRIPTION**

A great opportunity has arisen to occupy this well located retail unit, located within a corner position of the Arcade in Bognor Regis. The unit is suitable for a variety of uses which falls within class E. Internally the unit benefits from a main retail area with a fully operational kitchen sink to the rear.

## **LOCATION**

The unit occupies a prominent position close to the nearby redevelopment projects which have seen substantial investment in the local infrastructure. Bognor Regis is a popular seaside town located in West Sussex with excellent transport links to Chichester and Portsmouth to the west and Brighton to the east.

# ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	165	15.40



#### **AMENITIES**

- Laminate flooring
- Recessed glass frontage
- Fluorescent lighting
- External seating for customers
- Internet & phone line ready
- Excellent position within the Arcade

## RENT

£9.500 PAX

## **TENURE**

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

## **RATES**

The current April 2023 Rateable Value of the property is £4,450.

## **VAT**

VAT will be chargeable on the terms quoted.

## **LEGAL COSTS**

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

## **EPC**

An EPC is being prepared and will be available shortly.





**VIEWINGS - 01903 229200** 

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