



CHARLECOTE



TO LET

TOWN CENTRE CLASS E UNIT

1-2 CLOCK WALK HIGH STREET BOGNOR REGIS PO21

- Multi storey car park 257 spaces 2 mins walk
- Flexible terms
- Offers in the region of £16,500 per annum
- Pedestrianised retail area

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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LOCATION

Bognor Regis is located 18 miles (29 km) west of Worthing and 6 miles (10 km) south-east of Chichester. The town has a resident population of 25,025 (2021 census).

The A259 is 2.3 miles to the north which provides direct connection to the A27 (7 miles).

Bognor Regis station is 3 mins walk and provides regular services to London Victoria, Brighton and Portsmouth.

The town centre is centred on a pedestrianised precinct, with the pedestrianised section of High Street intersecting with London Road (near Clock Walk), described as the town's main shopping centre and a pedestrian zone.

DESCRIPTION

Ground floor retail unit with open plan sales area plus storage/office, kitchenette and WC

TERMS

To let on a new effective FRI lease on terms to be agreed.

RENT

Offers in the region of £16,500 per annum exclusive.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

NEARBY OCCUPIERS

- RSPCA Charity Shop
- Your Mortgage Centre
- Specsavers
- Poundstretcher
- Savers
- Vodafone
- Costa
- Superdrug
- Boots
- Poundland
- Robert Dyas
- Holland & Barrett
- New Look
- Sports Direct
- The Clock House Cafe





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ACCOMMODATION	sq ft	sq m
Ground Floor	872	81
All areas are net internal		

ENERGY PERFORMANCE CERTIFICATE

Certificate No: 7982-5533-9470-1428-8979, rated 63 C, valid until 23rd September 2034

RATEABLE VALUE

RV £22,250 (Apr 2026/27).

LEGAL COSTS

Each side are to be responsible for their own legal costs

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.





C H A R L E C O T E

CONTACT US

To book a viewing or receive further information, please get in touch.



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