

PRIME SHOP TO LET / FOR SALE

31A LONDON ROAD, BOGNOR REGIS, PO21 1PP

BKL

Property Consultants



LOCATION

Bognor Regis is a vibrant south coast seaside town with a busy retail centre, strong local catchment and consistent visitor appeal driven by attractions such as Butlins Resort.

The property is situated in a prime retail location adjacent to Costa and Yours Clothing and in close proximity to national multiple retailers including Card Factory, Superdrug, New Look, Holland & Barrett, The Works, Specsavers, H Samuel and Specsavers.

ACCOMMODATION

The premises are arranged over ground, first floor and basement and provide the following approximate net internal floor areas:

Ground Floor	2,307 sq ft	214.33 sq m
First Floor Office/Ancillary	1,040 sq ft	96.62 sq m
Basement Store	140 sq ft	13.01 sq m

LEASE

The premises are available by way of a new FRI lease for a term to be agreed.

RENT / PRICE

On Application.

USE

The property benefits from Use E of the Town and Country Planning (Use Classes) Order.

RATES

Rateable Value	£32,750
UBR (2026/2027)	38.2 p
Rates Payable	£12,510.50

Prospective tenants should verify this directly with the Local Authority.

COSTS

Each party to be responsible for their own legal and professional costs.

EPC

79 - D.

VIEWINGS

Strictly by prior appointment through

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Under Anti Money Laundering Regulations we are obliged by HMRC to verify the identity and ultimate beneficial owner of the purchaser / tenant once a sale / letting has been agreed. We will therefore require certain documents and these will be confirmed.

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