

# £ poundstretcher

18-20 LONDON RD

**BOGNOR REGIS**

PO21 1PY

PRIME HIGH STREET RETAIL  
INVESTMENT WITH FUTURE ASSET  
MANAGEMENT POTENTIAL

Colliers



# INVESTMENT SUMMARY

## **Poundstretcher, Bognor Regis**

- Bognor Regis is a **popular tourist town** on the south coast with a population of approximately 63,000 people.
- The property occupies a **strategic position** on Bognor's pedestrianised London Road, surrounded by multiple national and independent retailers and leisure occupiers.
- **Three storey** high street retail unit featuring a ground-floor sales area with partial storage, first-floor ancillary accommodation including staff areas and offices, supplemented by a smaller second floor and basement.
- Total floor area of **25,517 sq ft** (2,371 sq m) GIA.
- Fully let to **Poundstretcher Limited** on a five year lease until 15th September 2029 with an **unexpired term of 3.7 years** to expiry.
- Total **passing rent of £160,000 p.a.**
- Asset management opportunities include an opportunity for part conversion and extension of the building to provide up to **104 student residential units**, full planning permission previously granted for the scheme on 2 occasions, lapsed in Dec 2025.
- **Freehold.**



## **PROPOSAL**

We are instructed to seek offers in excess of **£1,880,000**

(One Million, Eight Hundred and Eighty Thousand Pounds) reflecting an attractive **Net Initial Yield of 8.00%** after deduction of purchaser's costs assumed at 6.24%



BOGNOR LEISURE PIER

BEDFORD STREET

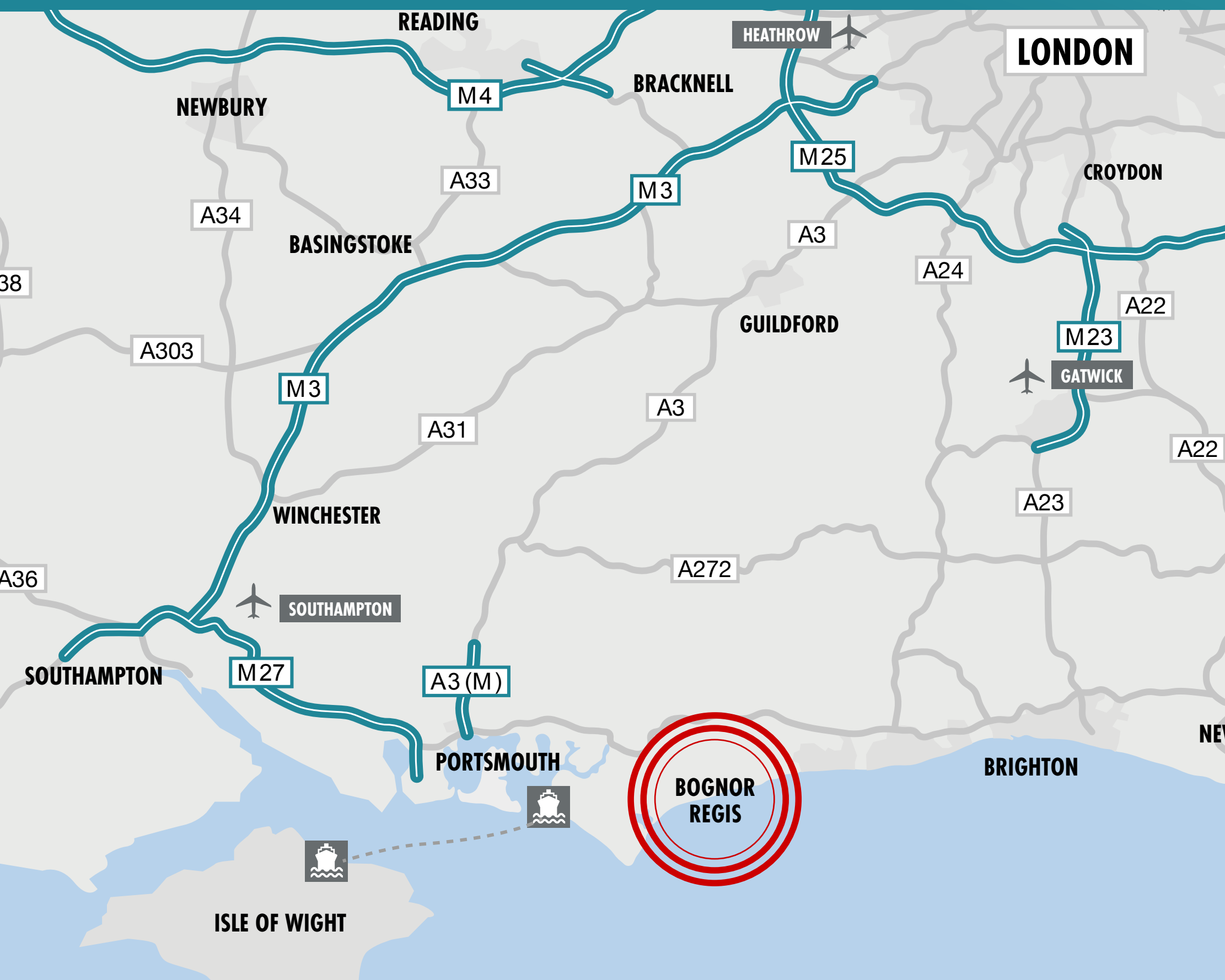
LONDON ROAD

**£ poundstretcher**

 BOGNOR REGIS STATION

# LOCATION

The Property is located in the coastal resort of Bognor Regis in Arun District Council and West Sussex County Council, approximately 7 miles south east of Chichester and 14 miles to the west of Worthing. The town is a popular tourist destination along the south coast.



Bognor Regis benefits from strong regional road connectivity, with convenient access to the A27, which links directly to the wider South Coast corridor and connects to major routes including the A3(M) and M23, providing onward access to national motorway networks.



As a regional rail hub, Bognor Regis offers direct rail services to London, with journey times of approximately 1 hour 45 minutes, and frequent services operated by the Southern rail.



The town also provides direct rail access to Gatwick Airport, with average journey times of around 1 hour 15 minutes, while the airport itself is situated approximately 45 miles from Bognor Regis.





Arun District Council CGI

## RETAILING IN BOGNOR REGIS

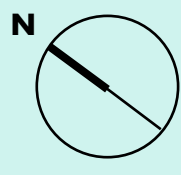
Bognor Regis has a diverse retail offering comprising high-street shops, leisure uses and out-of-town retail warehousing. The town centre is undergoing a significant programme of regeneration projects designed to enhance its overall attractiveness, improve the trading environment, and support long-term economic vitality.

A key element of this regeneration includes refurbishing and extending the vacant upper floors of The Arcade, an Edwardian shopping precinct linking Belmont Street and the High Street. These will be converted into 35 high-quality town-centre apartments, with potential for new ground-floor retail and improved public spaces. This development will boost local shops and services by increasing footfall and spending. It is also expected to contribute positively to the growth of the town's evening economy.

## DEMOGRAPHICS

- A high proportion of residents are aged over 65 (25.8% of the population), highlighting Bognor Regis's popularity as a retirement destination and supporting consistent demand for local services and amenities.
- Within the 5-minute drive-time catchment, 61.8% of residents live in flats, compared with the 23.6% GB average, demonstrating strong demand for this type of accommodation and supporting potential future redevelopment opportunities.
- Population growth to 2031 is projected to be 5.9% above the GB average.
- 72% of the Bognor Regis population own their homes, which is 9.4% higher than the GB average, indicating strong owner-occupier stability in the area. (source: StorePointGeo, 2025)
- Bognor Regis is a well-known UK seaside holiday destination and is home to Butlins Bognor Regis, one of the largest holiday centre's in the south of England.
- Tourism remains the core economic driver of the town, but the presence of the University of Chichester has broadened the economic base, adding education, technology, and creative sectors to the area.
- The town hosts the University of Chichester's flagship £35 million Tech Campus, accommodating the Engineering, Design, and Creative Digital Technologies departments.

DRIVE-TIME	POPULATION
5 minutes	15,746
10 minutes	50,332
15 minutes	79,578



  
**Bognor Regis Station**  
←

Map section showing buildings along the top of London Road. From left to right, the buildings and their labels are:

- CEX (3)
- ITECH (5)
- DEXTERS PHARMACY (7)
- EDINBURGH WOOLLEN MILL (9-11)
- Boots (47)
- ENT (45)
- SPORTS DIRECT (43)
- SAVERS (41)
- VODA-FONE (39)
- THREE (37)
- TUI (35)
- CARD FACTORY (33)
- COSTA (31B)
- shoezone (31A)
- HALIFAX (31)
- YOURS (29)
- CELLY'S UNISEX HAIRDRESSER (27)
- IT IT IT (25)
- TheWorks.co.uk (23)
- PEACOCKS (21)
- ROBERT DYAS (19)
- CLAIRE'S (17)
- HOLLAND & BARRETT (15)
- THE CAT AND RABBIT RESCUE CHARITY SHOP (13)
- JD (11)
- VACANT (9)
- POLKADOT STRIPES (7)
- SPECSAVERS AUDIOLOGIST (5)
- GRAPE TRE SHOP (3)
- CHEST TREE (1)

LONDON ROAD

LONDON ROAD

Map section showing buildings along the left side of Bedford Street. From top to bottom, the buildings and their labels are:

- FLEIR DE LIS (54)
- VACANT (52)
- YELLOW STAR TAXIS (50)
- UNIQUE (48)
- LITTLE PIGGIES CAFE (44)
- LITTLE FLORIST (42)
- SCOPE (40)
- DWG (39)
- PUBLIC CONVENIENCES (38)
- STOCK LINDS (36)

BEDFORD STREET

Map section showing buildings along the bottom of Bedford Street. From left to right, the buildings and their labels are:

- CAFE CENTRAL (46A)
- BOUTIQUE ROMA (46)
- CARDS DIRECT (42-44)
- POUNDLAND (36-38)
- HAYS TRAVEL (34)
- ADMIRAL CASINO (32)
- KIDS STUFF (30)
- Clarks (28)
- FONE TECH (24)
- SPEC -SAVERS (22)
- £ poundstretcher** (18-20)
- ENT (14-16)
- Superdrug (12)
- Bonmarché (10)
- TG JONES & POST OFFICE (8)
- THE LONDON ROAD COFFEESHOP (6-8)
- NEW LOOK (4C)
- CELL REPAIR (4B)
- VACANT (4)
- GREGGS (2BU2)
- BRITISH HEART FOUNDATION (2BU1)
- COCONUT TOY & FANCY DRESS (2)
- VACANT (42)
- Nationwide (44)
- SIMS WILLIAM (44)
- FFR G (44)

BEDFORD STREET



KW ELECTRICAL SERVICES  
JOHNSTONS

JOHN STREET



## DESCRIPTION & SITUATION

The subject property comprises a high street retail unit located on the prime retail pitch, with notable neighbouring occupiers including Costa Coffee, JD Sports, Superdrug and Greggs.

The ground floor is predominantly configured as an open-plan sales format, with a small area designated for storage. The first floor provides mainly ancillary space, including further storage, staff room, offices and staff WCs. The fit-out is in line with the tenant's corporate branding standards including a pet section.

The property is arranged as a two-storey mid-terrace retail unit with an additional smaller second floor and basement area. A goods lift is located at the rear, providing convenient access to the first-floor ancillary storage. A small rear loading bay is accessed from Bedford Road.

A public car park is situated to the rear of the property, offering customer parking at a charge of £2 for a maximum stay of two hours.

### Areas GIA:

FLOOR	USE	AREA (SQ FT)	AREA (SQ M)
Ground Floor	Sale area/Storage	12,107	1,124.78
1st Floor	Storage/Ancillary	12,262	1,139.20
2nd Floor	Storage/Plant Room	694	64.45
Basement	Storage/Plant Room	454	42.22
<b>TOTAL</b>		<b>25,517</b>	<b>2,370.65</b>

## TENURE

The Property is held freehold under title number WSX254803

## SITE AREA

0.3 acres (0.12 ha)  
Site boundary outlined in red



## TENANCY

The property is currently solely let to Poundstretcher Limited at a total passing rent of £160,000 per annum for a term of 5 years from 16 September 2024. The unexpired term to expiry is 3.7 years, with no breaks.

## COVENANT

Poundstretcher Limited is a long-established UK discount retailer founded in 1981. It operates in over 300 stores nationwide, specialising in value-led food, toiletries, household goods, garden essentials and homeware.

The business employs c.4,000 staff and continues to trade actively across the UK. It is privately owned and was acquired by the Fortress Investment Group back in April 2024. Since the acquisition, the company has appointed new management and carried out significant investments putting the business in a good position to drive profitable growth.

**Poundstretcher Limited has a Credit Safe rating of 79/100, 'very low risk'** and the company's financial information is set out below:

YEAR TO DATE	TURNOVER	PRE-TAX PROFIT
31/03/2024	£211,649,827	£9,855,489
31/03/2023	£245,966,233	£5,044,975
31/03/2022	£273,018,635	£8,880,142



# ASSET MANAGEMENT OPPORTUNITY

Number  
of Students  
**6,825**  
University of  
Chichester

Planning permission for a major redevelopment was first granted on 24 June 2019 with that consent expiring on 24 June 2022. A subsequent approval was issued on 19 December 2022, which has since lapsed on 19 December 2025.

The permission allowed for the construction of six additional storeys to create up to 104 student units above the existing building. The scheme proposed retaining the current retail accommodation while converting part of the first-floor storage area to provide a new access core, ancillary spaces and a five-bedroom flat.

The upper floors followed a repeatable layout of four to five flats per level, with a single top-floor unit, ranging from two to six bedrooms. Residential access was to be taken from Bedford Street, separate from the retail frontage.

The development was never initiated, and although the tenant remains in occupation until 2029, vacant possession would be achievable thereafter. With planning permission having been granted twice before, obtaining a new consent should be relatively straightforward, allowing the redevelopment plan to move forward.

Future changes in construction costs, rental levels, or student demand may improve viability and unlock significant potential for increased density and value.

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## VAT

The property is registered for VAT and it is anticipated that the transaction will be treated as a TOGC.

## EPC

EPC B-45, a copy of the certificate is available on request.

## AML

The successful purchaser will be required to comply with the standard anti-money laundering requirements.

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## CONTACTS

For further information and to discuss this property, please contact sole agents Colliers:

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