

LOT 47 - Bognor Regis

Commercial Auction - 7th May 2026

allsop



Freehold Car Showroom Investment

63-65 Aldwick Road, Bognor Regis, West Sussex, PO21 2NW

LOT 47 - Bognor Regis Freehold Car Showroom Investment

63-65 Aldwick Road, Bognor Regis, West Sussex, PO21 2NW

GUIDE PRICE *

£800,000+

Gross Initial Yield 9.38%

Commercial - 7th May 2026

Live Stream (the first lot to be offered at 11am)

Key Features

- Comprises a ground floor car dealership let to Portgroom Limited (t/a Newbarn Car Sales)
- Comprising total accommodation of approx. 845.4 sqm (9,100 sq ft)
- Tenant has been in occupation for over 20 years
- Total site area approx. 0.105 hectares (0.26 acres)
- Benefits from Planning Consent for change of use to a self-storage unit **(See Planning Paragraph)**
- Future potential for redevelopment of the site (subject to all consents)
- VAT is not applicable

Current Rent Reserved

£75,000 p.a.

Tenure

Freehold



Location

- ★ Bognor Regis is a popular south coast town and seaside resort in West Sussex, located some 6 miles south-east of Chichester, 16 miles east of Portsmouth and 26 miles west of Brighton
- ▲ The town benefits from good road communications being at the junction of the A259 and A29, some 4 miles south of the A27 which links with the A3(M), M27 and M275 motorways
- 🚉 Bognor Regis railway station provides direct services to London Victoria via Gatwick Airport
- 📍 The property is situated on the south side of Aldwick Road, close to its junction with Park Road
- 🛒 Occupiers close by include Tesco Express and a range of local occupiers

Planning

- The Property benefits from Planning Consent for 'Change of use of existing car showroom to a self-storage unit, including the change of use of an attached ground-floor retail unit to associated office space. Extension and replacement of the existing showroom warehouse building to incorporate a first-floor and conversion of existing rear single storey extension, of the main warehouse building, to additional office space.' (REF: BR/65/25/PL). Please see Legal Pack for more information.

The property may also have future potential for redevelopment of the site, subject to the existing lease and obtaining all the necessary consents.

All enquiries should be made with the local authority: Arun District Council.

Website: www.arun.gov.uk

VAT - VAT is not applicable to this Lot.

Allsop

Alex Neil.
Tel: 0207 543 6895
Email: alex.neil@allsop.co.uk

Sellers Solicitor

Robert Daniel.
Merali Beedle
Tel: 02073683325
Email: rdaniel@meralibeedle.com

Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
Portgroom Limited ⁽¹⁾ (t/a Newbarn Car Sales)	Ground Floor Showroom	845.4 sq m	9,100 sq ft	2 years from 23.10.2025 FR& I	£75,000 p.a.	Reversion 2027
(1) For the year ended 31.12.2024, Portgroom Limited did not report a Turnover or Pre-Tax Profit, but reported a Net Worth and Shareholder's Funds of £1,675,999. (Source: Experian 15.04.2026)						
N.B. Not inspected by Allsop LLP. Floor areas are sourced from the Valuation Office Agency (www.gov.uk/find-business-rates)						

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



GOAD Map



Pro map







Disclaimer

- - -**Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.

1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:
Residential Auctions
 - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
 - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
 - All Lots: Buyers Fee £1,500 excluding VAT

1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
5. Street Trader plans are reproduced with the consent of Edozo Ltd or Experian Goad Ltd. These include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. All rights reserved. Licence number PU 100017316. Location plans are reproduced from the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown copyright and Database Rights 2018 OS 100060020
6. The plans and photographs shown in the catalogue are included in order to assist you in locating the Lot in question. They are not to be taken as drawn to scale and any arrows on plans or photographs are merely to assist you in finding the Lot, not for the purpose of indicating legal boundaries or which direction the lot is facing. The Auctioneers do not warrant or represent that any plans or photographs show the up to date position with regard to occupiers either for the Lot or for any other properties shown in such plans or photographs.