



TO LET

CLASS E UNIT

- Ideal for café use
- Landscaped gardens
- 365 days operation (07.00 to 22.00 STNC)
- Seafront location
- New FRI lease available
- Exterior dining area

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).

There is immediate access to the A259, which provides direct connection to the A27 (7 miles to the north).

Bognor Regis station is 1 mile and provides regular services to London Victoria, Brighton and Portsmouth.

DESCRIPTION

The property comprises an attractive premises situated in the award winning (Green Flag) Marine Park Gardens opposite the beach, ideally located for all year round trade.

Formerly a public convenience the property has been refurbished and benefits from an open plan internal layout ready for tenant fit out, designated exterior dining area W.C and disabled W.C.

ACCOMMODATION

Ground Floor 345 sq ft 32 sq m

Areas are net internal.

TERMS

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

RENT

Offers in the region of £16,000 per annum exclusive.

VAT

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

RATEABLE VALUE

Business rates to be reassessed on occupation.

ENERGY PERFORMANCE CERTIFICATE

The EPC can be produced upon request

LEGAL COSTS

Each side are to be responsible for their own legal costs

VIEWING AND FURTHER INFO

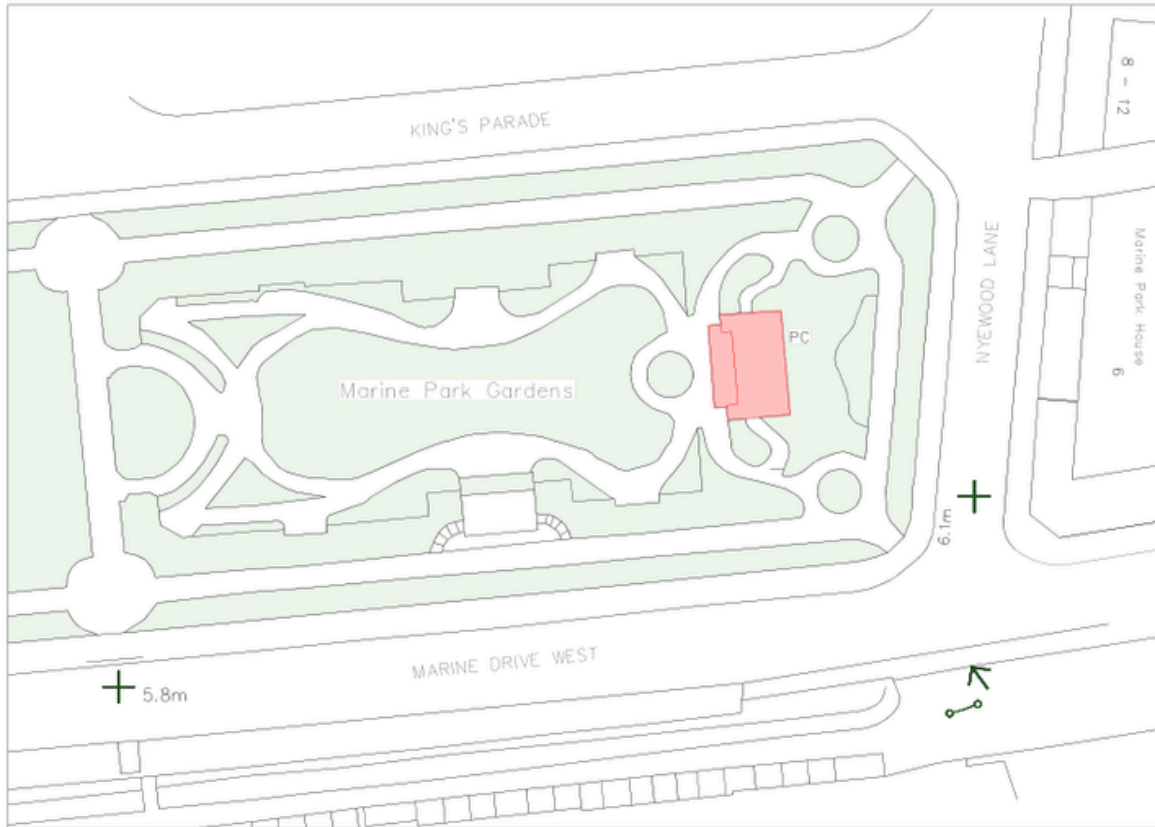
Strictly by appointment through sole agents

Spratt & Son

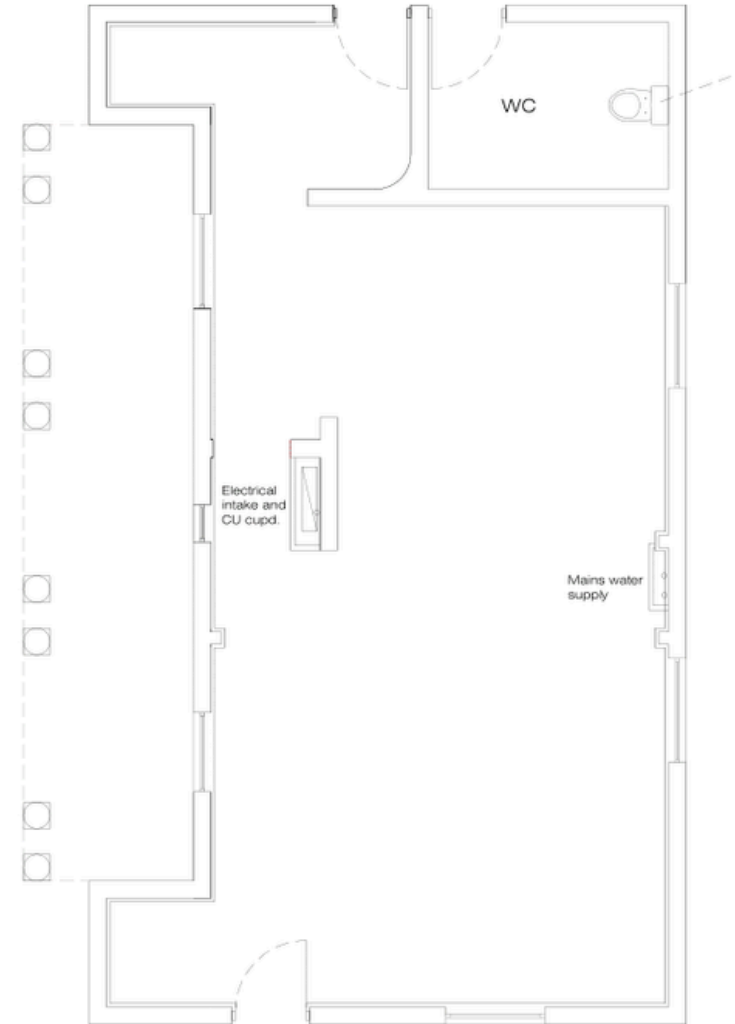
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SITE PLAN



PROPOSED OPEN PLAN SPACE
GIA 62 sq.M / 656 sq.ft.