



TO LET
£16,500 PAX



1-2 Clock Walk, High Street
Bognor Regis PO21 1SG

- Ground floor retail premises
- EPC: C 63
- 872 sq ft (81 sq m)

LOCATION

The property is located in the centre of Bognor Regis and 0.4 miles from Bognor Regis Station

nearby occupiers include The Punch & Judy, Chestnut Tree House Charity, RSPCA Charity Shop, Your Mortgage Centre, The William Hardwicke, the Clock House Cafe & Blue Raspberry Hairdressers.

DESCRIPTION

The property comprises of a ground floor retail space, at the rear of the property is a large storage/office room with a Kitchenette and WC.

RENT

Asking rent of £16,500 per annum exclusive.

LEASE

A new effective full repairing and insuring lease available on terms to be agreed.

LEGAL FEES

Each side are responsible for their own legal costs.

EPC RATING

C 63

Copies of the EPC's and Recommendation Reports are available upon request.



Ground Floor

Retail area	597 sq ft (55 sq m)
Store/office	230 sq ft (21 sq m)
Kitchen	45 sq ft (4.18 sq m)
WC	

All measurements are approximate NIA

BUSINESS RATES

Rateable Value: £20,000

We would recommend any interested parties make their own enquiries as to the Rates Payable. Businesses may be entitled to some small Business Rate Relief, for further details please contact Bognor Regis Councils rates department

VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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