

TO LET

GROUND FLOOR LOCK UP SHOP
72.17 m² (777 ft²)

01903 236599

01243 981120

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234 CHICHESTER ROAD, NORTH BERSTED, WEST SUSSEX, PO21 5BA



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GUIDE RENT £10,000 PAX

LOCATION: The property is located on the East side of Chichester Road, North Bersted. North Bersted is located about 2 km to the north west of Bognor Regis Town Centre, with Chichester about 7.5km to the North West and Worthing around 22 km to the East. The property is located on Chichester road which provides links to the A259 and A27.

DESCRIPTION: The property comprise a ground floor lock up shop, with a fully glazed shop front (albeit has been boarded up for insurance requirements), and is arranged with an open plan retail frontage, which leads to the WC and kitchen facility, and then there is a separate rear room for storage / meeting room.

The property would lend itself to a variety of uses subject to relevant planning permission.

The premises has an approximate net internal floor area of:

234 Chichester Road 72.17 m² 777 ft²

TENURE: A new effective full repairing and insuring lease with terms to be negotiated.

SERVICE CHARGE: There is no formal for the property but we understand this would be on an ad-hoc basis.

VAT: We understand that VAT is not payable.

RATES: We understand the property has a Rateable Value of £6,300 (VOA 2023 list)

LEGAL COSTS: Each party to be responsible for their own legal costs, unless otherwise negotiated

AML: In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.

EPC: D

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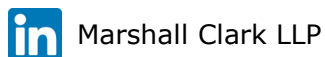
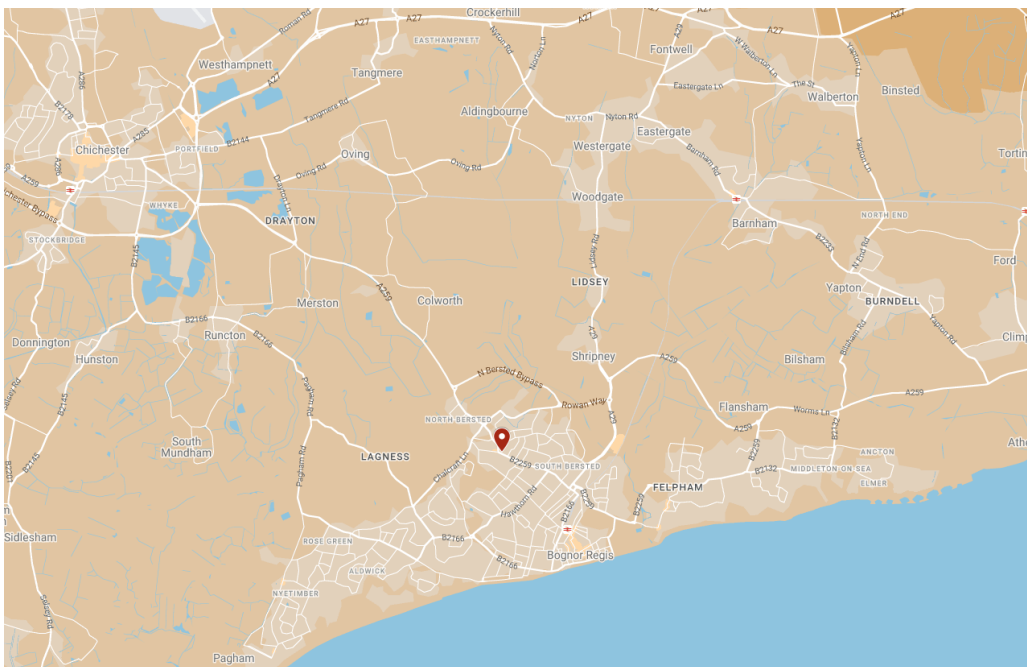
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**FOR MORE INFORMATION OR
A VIEWING PLEASE
CONTACT;**



Ben Clark

T: 01243 981120

E: ben@marshallclark.co.uk



Dominic Clark

T: 01903 236599

E: dc@marshallclark.co.uk

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