



CHARLECOTE



PRIME RETAIL CLASS E UNIT
TO LET

39 LONDON ROAD BOGNOR REGIS PO21 1PQ

- Multi storey car park 343 spaces 4 mins walk
- Available from September 2026
- Offers in the region of £25,000 per annum
- Pedestrianised main retail area

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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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).

The A259 is 2.3 miles to the north which provides direct connection to the A27 (7 miles).

Bognor Regis station is 3 mins walk and provides regular services to London Victoria, Brighton and Portsmouth.

The prime retail area in Bognor Regis is focused on the pedestrianised section of London Road where major retailers are situated.

DESCRIPTION

Ground floor retail unit currently occupied by Three UK occupying a prime position in the pedestrianised section of London Road

TERMS

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

RENT

Offers in the region of £25,000 per annum exclusive.

VAT

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

NEARBY OCCUPIERS

- Tui
- Specsavers
- Poundstretcher
- Savers
- Vodafone
- Costa
- Superdrug
- TG Jones
- Boots
- Poundland
- Robert Dyas
- Holland & Barrett
- New Look
- Sports Direct





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ACCOMMODATION	sq ft	sq m
Ground Floor	1,017	95
All areas are net internal		

ENERGY PERFORMANCE CERTIFICATE

Certificate No: 5068-3670-5600-0062-2190, rated 66 C, valid until 24 September 2033

RATEABLE VALUE

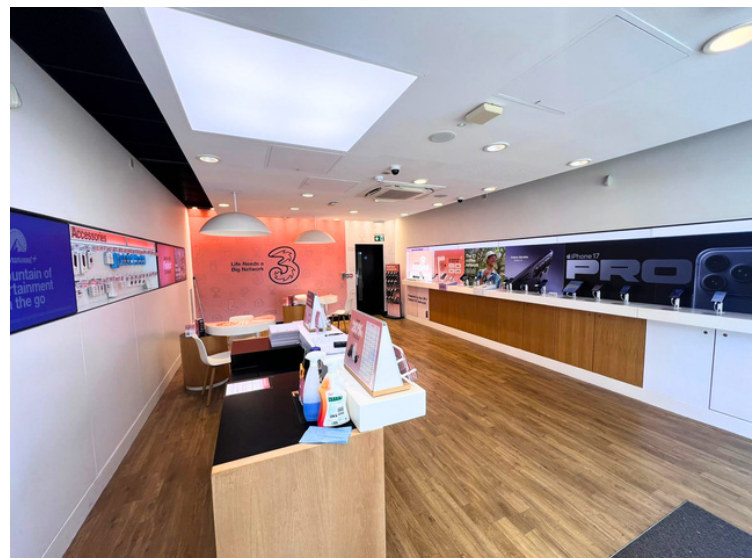
RV £22,000 (Apr 2026/27).

LEGAL COSTS

Each side are to be responsible for their own legal costs

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.





C H A R L E C O T E

CONTACT US

To book a viewing or receive further information, please get in touch.



Simon Thetford

Director Commercial Agency

T: 07851 246805

E: s.thetford@charlecote.co.uk



Lauren Almy

Commercial Negotiator

T: 07747 622285

E: l.almy@charlecote.co.uk



01273 077710



commercial.charlecote.co.uk



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