



**LONG LEASEHOLD  
INTEREST  
FOR SALE**

**BOGNOR REGIS  
HIGH STREET  
PO21 1RG**



**LOCATION**

Bognor Regis is a seaside town in West Sussex on the south coast of England in the district of Arun. It lies 24 miles west of Brighton and 5.8 miles east of Chichester. The town is accessed by the A259 from the A27 which links it to the wider national road network in the South East. Bognor Regis Railway Station has direct access to London Victoria and regular services to Brighton and Chichester. The property is located on the eastern end of High Street surrounded by independent retailers including a jewellers, barbers and estate agents.

**DEVELOPMENT**

The property is suitable for refurbishment and reconfiguration.

**ACCOMMODATION**

The property is arranged over the ground floor of a three storey mid terrace building with access via the common parts entrance shared with the Royal Mail Group. Plans are available on request.

The unit comprises the following approximate floor areas:  
*(Interested parties are to rely on their own measurements)*

Ground Floor:	178.75 sq.m	1,924 sq.ft
<b>Total</b>	<b>178.75 sq.m</b>	<b>1,924 sq.ft</b>

**PLANNING**

The property is not within a conservation area and is not listed.

It is understood that subject to planning the property could be suitable for A1, A2, A3, A4, A5, D2 and B1 uses.

**TENURE**

The property is held by way of a Long Leasehold for 999 years commencing 31<sup>st</sup> March 2013.

**TERMS / OFFERS**

Asking for offers.

**RATES**

The property will need to be assessed following split works but the predicted Rates Payable will be: £3,126.03

Interested parties are advised to make their own enquiries with the Local Authority.

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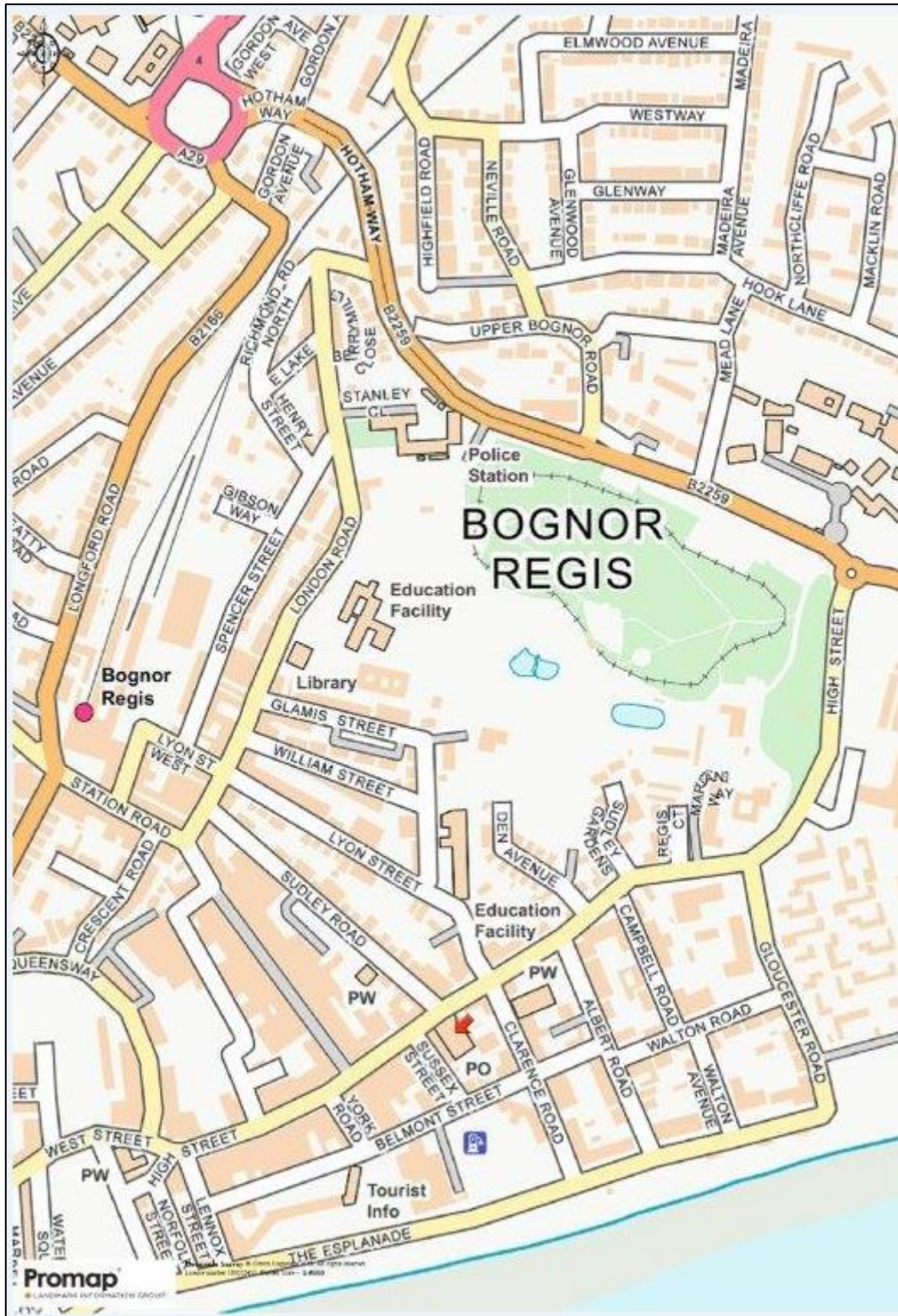
<b>EPC</b>	An EPC is available on request
<b>LEGAL COSTS</b>	Each party to be responsible for their own legal costs.
<b>VIEWING</b>	Further information is available, as well as arrangements for viewing, which will be strictly by arrangement and on set dates, through:

Annie Newman  
Tel: 0113 237 6684  
Email: [annie.newman@bnpparibas.com](mailto:annie.newman@bnpparibas.com)

Adam Pabani  
Tel: 0207 338 4139  
Email: [adam.pabani@bnpparibas.com](mailto:adam.pabani@bnpparibas.com)

BNP Paribas Real Estate, 5 Aldermanbury Square, London, EC2V 7BP

**SUBJECT TO CONTRACT**



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