



15 London Road
Bognor Regis, PO21 1PQ

Prime High Street Retail Unit

1,535 sq ft
(142.61 sq m)

- Adjacent JD Sports/H Samuel/Robert Dyas/Holland & Barrett/Greggs
- 100% Prime Pedestrianized Location
- Extensive Sales Area & Upper Floor Storage/Staff Area
- New Lease Available

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Description

No 15 comprises a substantial ground floor retail unit with first floor storage/staff area in the busy pedestrianized London Road, Bognor's primary retail destination.

The shop is about to undergo refurbishment & should be ready to occupy in Q4 2022.

Adjacent occupiers include JD Sports, Greggs, EE, Robert Dyas, Wilko, Peacocks & Poundland.

Frontage: 21'6 (6.5m)
Shop Depth: 62'4 (19m)

Access is afforded to the rear for loading together with an external staircase to the upper floor storage/staff area comprising of 3 rooms & a bathroom.

Location

Bognor Regis is the popular seaside resort town located 6 miles south east of Chichester.

The Town has a resident population of 24,000 & a local shopping population of 63,000. It benefits from a significant amount of tourists & day visitors due, in part to the presence of the Butlins Holiday Camp which attracts over 385,000 visitors per year.

Bognor is also home to Rolls Royce Motor Company & a large newly opened Warbutons distribution depot.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	1,023	95.04	Available
1st - Stores	512	47.57	Available
Total	1,535	142.61	

Terms

Following refurbishment, the shop is available on a new FRI lease for a term to be agreed. Details on application.

Rent

£29,950 per annum exclusive.

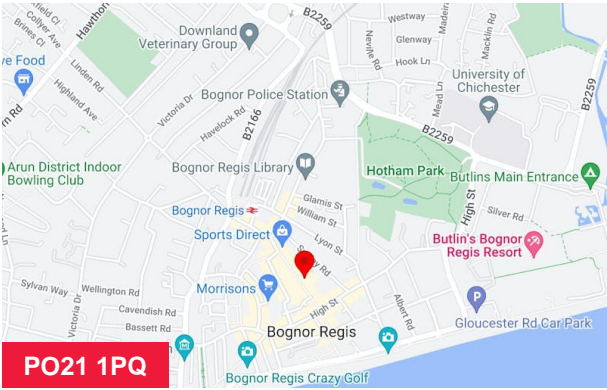
A rent deposit will be required. The amount subject to tenant status.

Legal Costs

Each party to pay their own costs incurred.

Viewings

By prior appointment with sole agent Brierley & Coe. Please call 01903 372000



Summary

Available Size	1,535 sq ft
Rent	£29,950 per annum
Rates Payable	£12,416 per annum Source Valuation Office
Rateable Value	£24,250
VAT	Applicable. On all sums quoted
EPC Rating	C (74)

Viewing & Further Information

Paul Brierley
07980 019008
paul@brierleyandcoe.co.uk

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