



First Floor Offices, 42 High Street, Bognor Regis, PO21 1SP

RENNOVATED FIRST FLOOR OFFICE TO LET

Summary

Tenure	To Let
Available Size	1,384 sq ft / 128.58 sq m
Rent	£14,000 per annum
Service Charge	£2,058.35 per annum
Business Rates	To be reassessed
EPC Rating	D (78)

Key Points

- Recently rennovated
- Busy High Street Location
- Variety of Uses Considered (STP)
- First Floor
- Local Transport Links

Regulated by



hi-m.co.uk

PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

First Floor Offices, 42 High Street, Bognor Regis, PO21 1SP

Description

The property is a 1st floor, corner-plot terrace, self-contained retail unit along Bognor Regis' busy pedestrianised high street. The layout is principally open plan, but is separated into front and rear office spaces with w/c's and basins and ancillary cupboard.

The property has been recently renovated and taken back to core with LED lighting. Entry to the property is only via stairwell, but access to the building is from the main high street.

Location

The premises occupy a busy town centre trading position on Bognor Regis' High Street. It is situated in a prominent position among numerous National and independent retailers, including Greggs, Morrisons, Pound Stretcher, Specsavers, Card Factory, Tui and Costa Coffee to name a few.

Bognor Regis Railway Station is 410 m away to the north, and Bognor Beach is 190 m to the south. Morrisons Car Park is immediately behind the property and Regents Car Park is 100 m south.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,384	128.58	Available
Total	1,384	128.58	

Terms

Available by way of a new effective Full Repairing Insuring Lease for a term to be agreed at a rent of £14,000 per annum.

Business Rates

To be reassessed.

Prospective tenants are advised to enquire with the local council to be advised on exact costings.

Other Costs

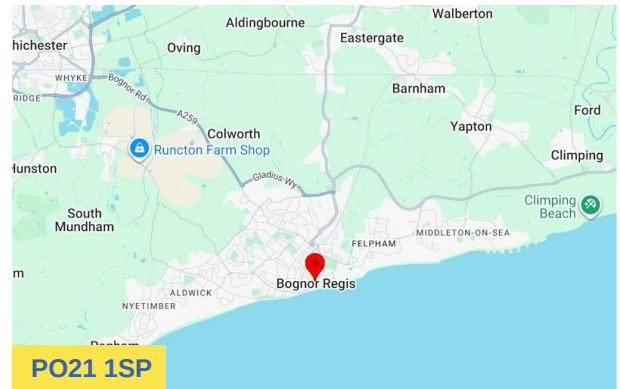
Service Charge - £2,067 pa for the current Service Charge term.

Building Insurance - £962.10 for the current policy.

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.

VAT - VAT is not applicable.



Viewing & Further Information

James West

02392 377800 | 07415438230

James@hi-m.co.uk

More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 22/10/2026

