



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

**PARSONS
SON &
BASLEY**

Brighton

Bognor Regis

Est. 1825

Chartered Surveyors

Auctioneers

Estate Agents

Property Managers

Chichester

Hastings

The Estate Office Alma Place

11 Lennox Street Bognor Regis PO21 1LZ

Tel: 01243 868600 Fax: 01243 842438 Web: www.psandb.co.uk

Kelly @ 2.30

FREEHOLD CORNER OFFICE FOR SALE/TO LET
GROUND FLOOR A2 OFFICE UNIT (A1 RETAIL USE AVAILABLE)
OIRO £80,000 OR £8,000 PER ANNUM

£6,500 per year
£542

260



2 LINDEN ROAD, BOGNOR REGIS, PO21 2AN

Richard Lowman

Between 9-12 am
Duty planning officer
→ Permitted development
→ Certificate of Lawfulness
→ £5

LOCATION

Bognor Regis is a very busy south coast town situated just to the south of the main A27 south coast arterial road and is situated some 12 miles to the south of Chichester.

The subject premises are situated on the edge of Bognor Regis town centre opposite the Picturedrome Cinema and enjoys a corner position at the busy junction of Linden Road, Station Road, Longford Road and Canada Grove.

DESCRIPTION

Occupying a prominent corner plot with display windows to two frontages, the ground floor accommodation is mostly open plan with one separately divided office, in addition to which there is staff kitchen as well as separate ladies and gents WC's. Having been maintained in good order throughout, the accommodation benefits from gas fired radiator central heating (from a combi boiler also providing hot water), air cooling, suspended ceiling with recessed fluorescent lighting and 3 compartment trunking. There is also a fitted burglar alarm and an air cooling unit for temperature control.

ACCOMMODATION

The ground floor accommodation, measured on a net internal basis, comprises;

Total office area	562 sq. ft.	-	52.2 sq. m
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LEASE

The property is available by way of a new lease by way of negotiation, terms to be agreed

RENT

£8,000 per annum

FREEHOLD

The property is available freehold with an asking price of offers in the region of £80,000

RATEABLE VALUE

We are verbally informed by Arun District Council that the rateable value under the 2010 revaluation is £4,300 at the UBR of 45p in the £ for 2012/2013. Subject to transitional relief or charges that may be applicable.

Non at all *£6000 below*

LEGAL COSTS

Each party will be responsible for their own legal costs

SERVICES

No electrical, gas or other equipment, appliances or installations have been tested. In-going occupants must make their own enquiries.

VAT

Under the Finance Act 1999 VAT may now be charged on rent or purchase prices. It is recommended that prospective tenants/purchasers make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

VIEWING

Strictly by appointment with SOLE AGENTS, PARSONS SON AND BASLEY