



LOCATION

Pagham is situated to the west of Bognor Regis, on the attractive West Sussex coastline. It is a popular seaside and holiday destination with a substantial residential population. The property forms part of The Parade a small neighbourhood shopping precinct in a primarily residential area.

DESCRIPTION

The property is a vacant self-contained lock-up shop with a full height width glazed display window. The unit has the benefit of a cloakroom and a small outside area to the front below the canopy along with ample free parking around the parade.

The property would suit a variety of uses (STNC) interested parties should contact the local council regarding any potential change of use.

ACCOMMODATION

- Front Retail Area: 7.4m x 4.7m.
- Rear Retail Area: 1.9m x 1.5m.
- Hallway: Door to rear of building.
- Cloakroom with low level WC
- Rear Store Room: 1.9m x 1.8m.
- Total Internal Floor Area Approximately 41 SQ M

LEASE

The property is available on a new FRI lease with terms to be agreed, asking rental of £5,200 per annum

RATEABLE VALUE

We are advised that the current ratable value for the property is £4,450 interested parties should contact the council to confirm rates payable.

LEGAL COSTS

The ingoing tenant will be responsible for their own costs incurred in relation to the transaction as well as the landlords reasonable legal costs.

EPC

An EPC is available for interested parties to view on request.

VAT

May be chargeable on this transaction, interested parties must make their own enquiries to confirm.

VIEWING

Strictly by appointment through the landlords Sole Agents: Parsons Son & Basley



32 Queens Road, East Sussex, Brighton, BN1 3YE
Contact: Richard Lowrey
Tel: 01273-274028 or 07725-723021
Email: richardlowrey@psandb.co.uk
Web: www.psandb.co.uk

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