

TO LET

**23.8 m² (256 ft²) PROMINENT
GROUND FLOOR LOCK UP SHOP**

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54 ALDWICK ROAD, BOGNOR, WEST SUSSEX, PO21 2PN



GUIDE RENT £5,250 pax

LOCATION:

Prominently located on the North side of Aldwick Road close to the junction of Victoria Drive. The premises are located in West Sussex approximately 8 miles to the East of Chichester. Bognor main line railway station is just under 1 mile to the North East.

DESCRIPTION:

A prominent south facing retail unit forming part of parade of shops with the benefit of a service yard area to rear with an **allocated parking** space. Other occupiers in the parade include a Chiropractor, Model Shop, Beauty shop, Aquatic shop and a music retailer.

The tenant is looking to relocate due to business expansion and therefore the opportunity has arisen to rent this shop. We have been advised that the Landlords would consider granting a new lease at a guide rent of £5,250 per annum. For further details please do call Marshall Clark LLP.

The premises has approximate net internal floor area of:

Main Retail

23.8 m²

(256 ft²)

LEASE:

A new effective full repairing and insuring lease is available on terms to be agreed. The tenant to be responsible for the interior of the property with the Landlord responsible for the exterior, with the tenant paying a fair and reasonable proportion.

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VAT: We understand that VAT is payable

RATES: Rateable Value £2,400 (VOA 2017 list)

LEGAL COSTS: Each party to be responsible for their own legal costs

EPC: Rating D 92

Energy Performance Certificate 
Non-Domestic Building

44-56 Aldwick Road
BOGNOR REGIS
PO21 2PN

Certificate Reference Number:
9020-3918-0365-6100-1020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

92 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	377
Assessment Level:	3
Building emission rate (kgCO ₂ /m ³ per year):	129.71
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

74 If typical of the existing stock



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**FOR MORE INFORMATION OR A VIEWING PLEASE CONTACT
MARSHALL CLARK 01903 236599**

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