

TO LET

**GROUND FLOOR & BASEMENT
LOCK UP SHOP**

155.24 m² (1,671 ft²)

01903 236599

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**228 CHICHESTER ROAD, NORTH BERSTED, BOGNOR REGIS, WEST
SUSSEX, PO21 5BE**



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COMMERCIAL PROPERTY CONSULTANTS

GUIDE RENT £13,000 PER ANNUM

LOCATION:

The property is located on the North side of Chichester Road occupying a corner position being situated within an established shopping parade. There are a variety of other occupiers in proximity including a Premier Convenience Store, a local takeaway, and a bakers.

DESCRIPTION:

The property comprises a end-of-terrace ground floor and basement lock up shop occupying a prominent corner position on Chichester Road with dual aspect frontage.

The accommodation is arranged as a main retail area to the front sections with rear storage areas, kitchenette, and separate WCs.

The property benefits from a basement storage area.

There is rear access via a shared service road/ area.

The property would lend itself to a variety of uses subject to relevant planning permission.

A garage to the rear may be available under separate negotiations.

The premises has approximate net internal floor area of:

228 Chichester Road		
Ground Floor Retail	102.29 m ²	1,101 ft ²
Store	10.03 m ²	108 ft ²
Basement	42.92 m ²	462 ft ²
TOTAL	155.24 m²	1,671 ft²



TENURE:

A new effective full repairing and insuring lease with terms to be negotiated.

VAT:

We understand that VAT is not payable.

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- RATES:** We understand the property has a Rateable Value of £11,000 (VOA 2023 list)
- LEGAL COSTS:** Each party to be responsible for their own legal costs, unless otherwise negotiated
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.
- EPC:** C—74

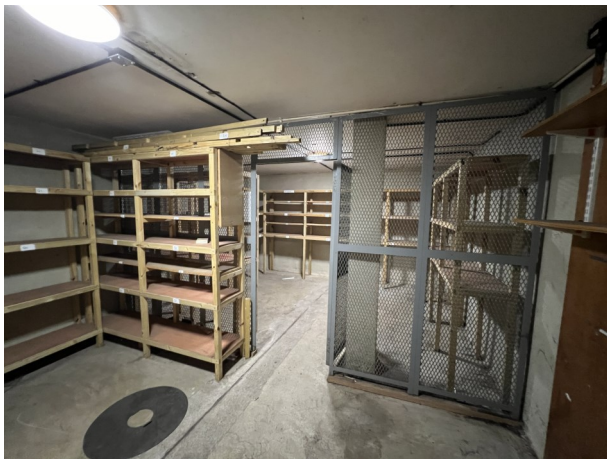


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Kitchenette



Basement

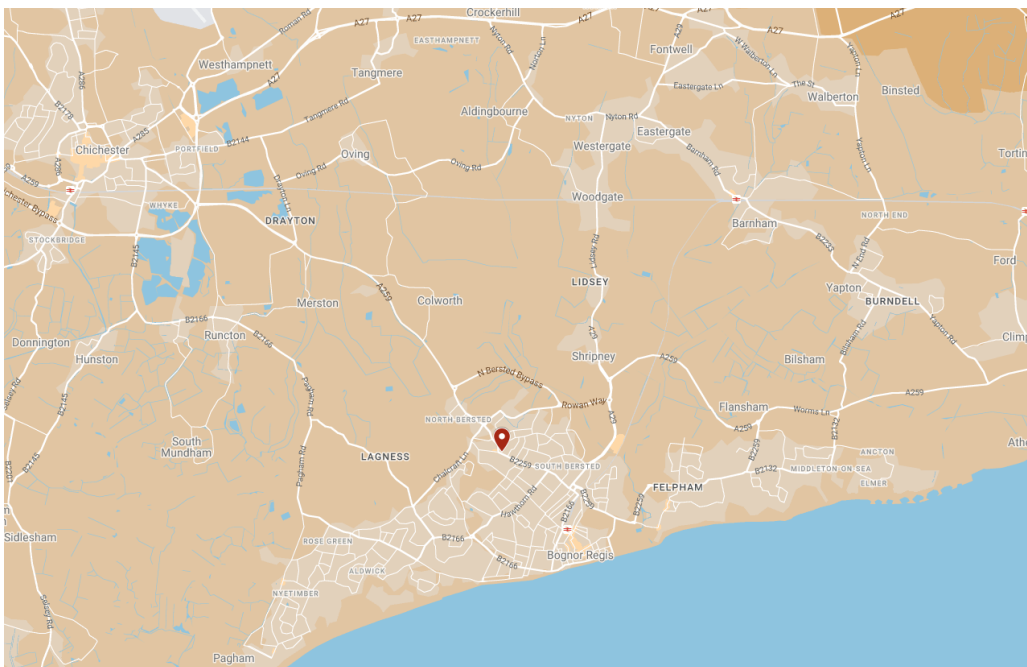


Floor Plan



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**FOR MORE INFORMATION OR
A VIEWING PLEASE
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