

TO LET

GROUND FLOOR LOCK UP SHOP
45.14 m² (486 ft²)

01903 236599

01243 981120

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3-7 LENNOX STREET, BOGNOR REGIS, WEST SUSSEX, PO21 1LZ



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GUIDE RENT £7,500 PAX

LOCATION: The property is located on the East side of Lennox Street, which is just off the High Street. Chichester is about 9.5km to the North West and Worthing around 22 km to the East. Bognor Regis Railway Station is around an 8 minute walk to the North.

DESCRIPTION: The property comprise a ground floor lock up shop which has been used previously as a taxi office, and is arranged as two separate units, which are interconnected with a WC facility and small storage area.

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

The premises has an approximate net internal floor area of:

3-7 Lennox Street	45.14 m²	486 ft²
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TENURE: A new effective full repairing and insuring lease with terms to be negotiated.

SERVICE CHARGE: There is no formal service charge for the property and we understand this would be on an ad-hoc basis.

VAT: We understand that VAT is not payable.

RATES: We understand the property has a Rateable Value of £11,750 (VOA 2026 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: E rating

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Marshall Clark LLP



**FOR MORE INFORMATION OR
A VIEWING PLEASE
CONTACT;**



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July 2025

