



## 1 Grassmere Parade

Felpham Road, Bognor Regis, PO22 7NT

**TO LET - Corner Retail Unit**  
**Rental £10,000 PAX**

**630 sq ft**  
(58.53 sq m)

- New Lease
- Available Sept 24
- Busy Village Parade

# 1 Grassmere Parade, Felpham Road, Bognor Regis, PO22 7NT

## Summary

<b>Available Size</b>	630 sq ft
<b>Rent</b>	£833.33 per month
<b>Rates Payable</b>	£3,542.90 per annum No business rates should be payable on this property, if only premises. Contact council to confirm.
<b>Rateable Value</b>	£7,100
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	B (32)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	630	58.53
<b>Total</b>	<b>630</b>	<b>58.53</b>

## Description

Ground floor corner retail unit / Class E would suit various uses (STPC) excellent starter unit for a new or expanding business. Open plan retail space with rear W.C and store/office.

## Location

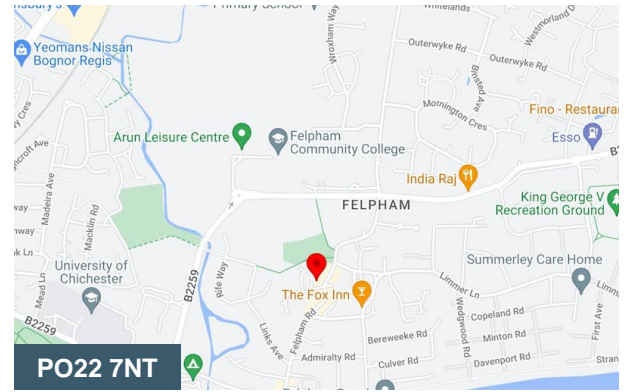
The property is located in Grassmere Parade in Felpham Village, just outside Bognor Regis town centre of West Sussex. There is street car parking nearby, with a good level of passing trade and traffic flow.

## Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £10,000 per annum exclusive.

## Viewings

Viewings can be arranged via the Landlords Sole Agents - Newlands Property



## Viewing & Further Information



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