

32 Queens Road, Brighton, BN1 3YE

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www.psandb.co.uk



London Road, Bognor Regis, PO21 1PQ By Auction £200,000 Freehold

For Sale by Auction on the 24th of June 2026

Auction Guide £200,000-£225,000

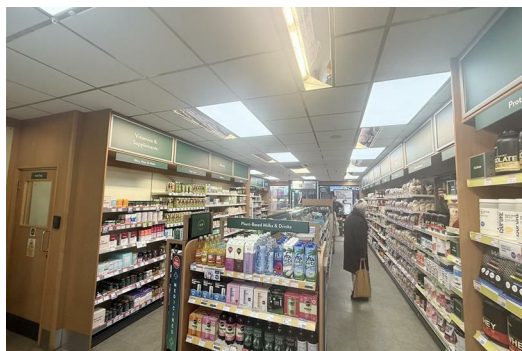
Exceptionally high yielding commercial investment opportunity let to Holland and Barrett at a passing rent of 22,500 per annum. However, new terms are agreed for a new 5 year lease at a passing rent of £24,250 per annum for the duration of the lease and are expected to be formally signed very shortly.


Currently let and holding over on a 5 year lease that expired on 23rd June 2025. We are advised the current tenants wish to renew their lease however buyers are advised to satisfy themselves on this particular point.


Located within the town centre of Bognor that boasts many fine facilities including shops bars, restaurants, train stations and bus services to Brighton and other locations.

Please note fees are payable in respect of the sale of this property, please refer to Auctioneer for details.

ALL MEASUREMENTS AND FLOORPLANS ARE APPROXIMATE, FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT TO BE RELIED UPON.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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