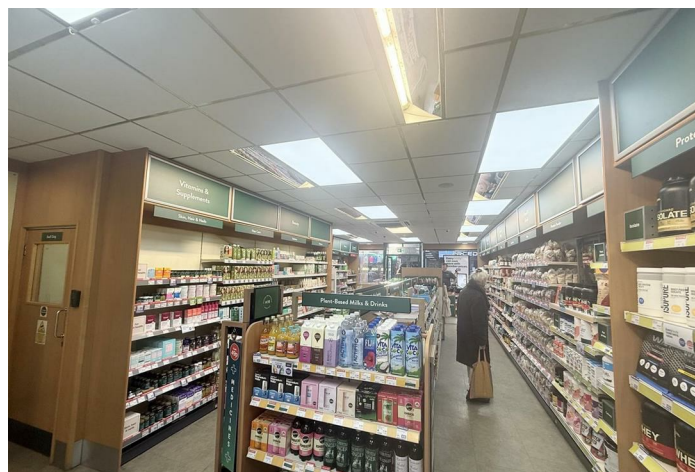


FREEHOLD



Commercial (EPC Rating:)

HOLLAND & BARRETT LTD, 17 LONDON ROAD, BOGNOR REGIS, PO21 1PQ

Auction Guide

£225,000

ASTON VAUGHAN
Sales and Lettings



0 Bedroom Commercial located in Bognor Regis

For Sale by Auction on the 24th of September 2026

SOLD PRIOR TO AUCTION

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.

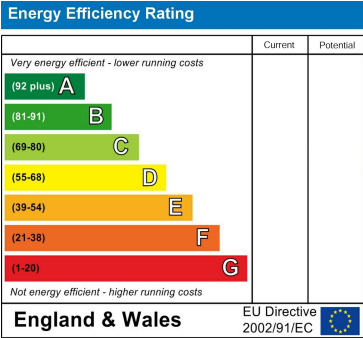
Please note fees are payable in respect of the sale of this property, please refer to Auctioneer for details.

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



Council Tax Band

Energy Performance Graph



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