

FREEHOLD



Commercial (EPC Rating:)

**48 SUDLEY ROAD, BOGNOR REGIS, WEST
SUSSEX, PO21 1ER**

Auction Guide

£290,000

**ASTON
VAUGHAN**
Sales and Lettings



0 Bedroom Commercial located in Bognor Regis

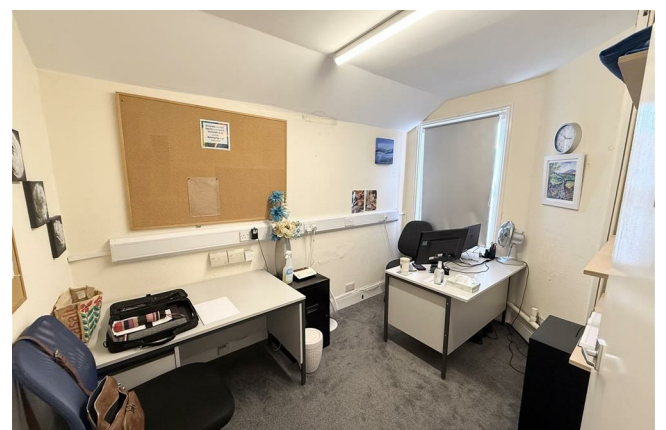
FOR SALE BY AUCTION on 26th November 2026 (PRE AUCTION OFFERS INVITED)

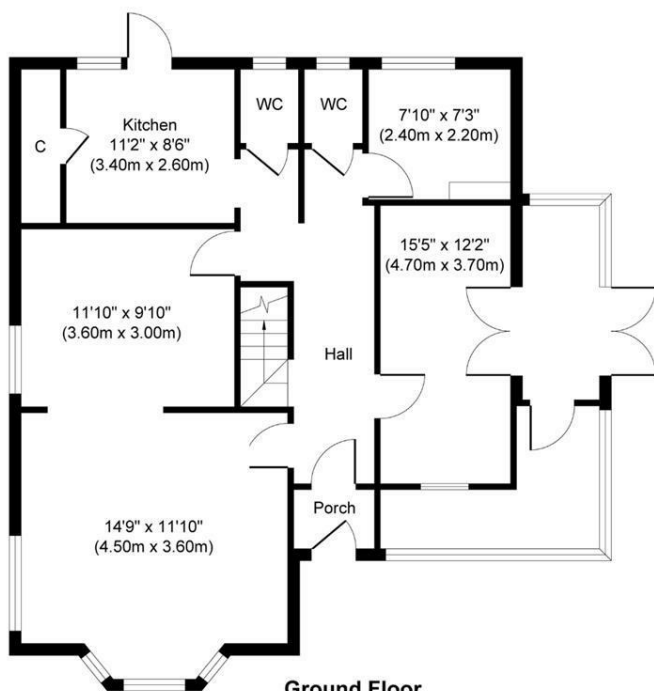
OUTSTANDING INVESTMENT OPPORTUNITY WITH SIGNIFICANT DEVELOPMENT POTENTIAL (SPP).

Currently let to United Response who provide educational services and have been in situ for many years at a passing rent of £22,000 per annum. Then lease expires on 24th March 2029 with a break option on 25th March 2027. We understand the Lease has been contracted outside of the 1954 Landlord & Tenant Act and is of an IRI nature.

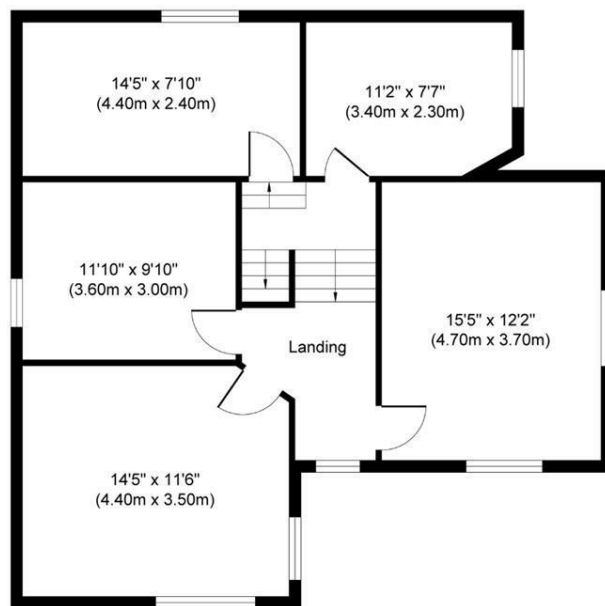
Subject to the usual consents, it is considered the property might lend itself to adaptation into 2 houses or several flats with further development of the car park.

Situated within this highly popular and extremely central location within the town centre close to all facilities including shops, restaurants, bars, coffee shops, bus services and railway station.





Ground Floor
Approximate Floor Area
904 sq. ft
(83.95 sq. m)



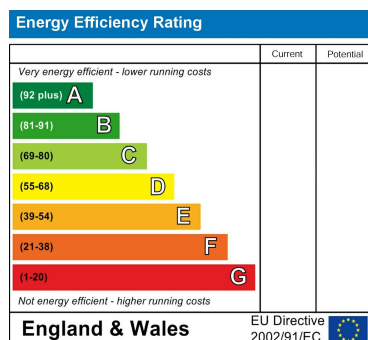
First Floor
Approximate Floor Area
842 sq. ft
(78.24 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.