

OPEN VIEWING  
Wednesday 29th Sept  
16.00pm-17.15pm



**West Park Café**  
Silverston Avenue, Bognor Regis PO21 2RB

**TO LET**

## CAFE PREMISES NEAR SEAFRONT

Existing area: 120m GIA (1,290ft)

### Key Features:

- Attractive Park Setting
- Close to Seafront
- Car Park Adjacent
- New FRI Lease available
- Rent £12,500 pax
- All proposals will be assessed accordingly to a scoring system available on request
- Landlord seeking new innovative tenant - information pack available
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## Location

Bognor Regis is an affluent and popular resort town in West Sussex ideally located on the south coast approximately 55 miles south west of London 24 miles west of Brighton and six miles south east of Chichester.

The town benefits from excellent transport links with easy access to the A259 which links Bognor Regis to the A27 (seven miles north of the town) and therefore the wider national road network.

Bognor Regis Railway Station offers direct and regular services to London Victoria with a fastest time of 1 hour and 40 minutes. The station provides regular services to Brighton with a journey time of approximately 45 minutes and Chichester is accessed within 15 minutes both requiring one change.

## Accommodation

The property comprises a low lying single floor cafe within the grounds of the park with an opportunity to convert or redevelop with the existing pavillion building.

The existing accommodation has the following approximate Gross Internal Area (GIA): 120m GIA (1,290ft).

## EPC

We understand the property has an EPC rating of D (90).

## VAT

We understand the property is registered for VAT.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £12,500 per annum exclusive.

## Business Rates

Rateable Value (2017): £5,300

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**Mary Jackson**

[m.jackson@flude.com](mailto:m.jackson@flude.com)

**01243 819000**

[www.flude.com](http://www.flude.com)



**Flude**  
PROPERTY CONSULTANTS



**19 August 2021**

**OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH**





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## Aerial View

