



17 High Street  
Bognor Regis, West Sussex, PO21 1RJ

**TO LET**

## Substantial Class E Premises Sales Area - 3,690 sq ft

### Key Features:

- Bognor Regis is an affluent and popular resort town in West Sussex
- Busy pedestrian and vehicular throughfare
- Open plan sales area
- Suit a variety of uses, subject to planning
- New EFRI lease available
- Rent £45,000 pax
- Nearby occupiers include Cubitt & West, Loungers and Santander





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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.

## Description

The accommodation provides a large open plan sales area, with ancillary accommodation in the basement and WCs on the first floor.

## Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Sales Area	3,690	342.8
Ancillary	1,416	131.55
Basement	523	48.59
Total	6,235	579.23

## EPC

To be assessed.

## 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.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £45,000 per annum exclusive.

## Business Rates

Rateable Value (2023): £44,500

Following the Government's latest budget, it has been confirmed that Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business for applicable chargeable days from 1 April 2023 to 31 March 2025.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## 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.

11 March 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

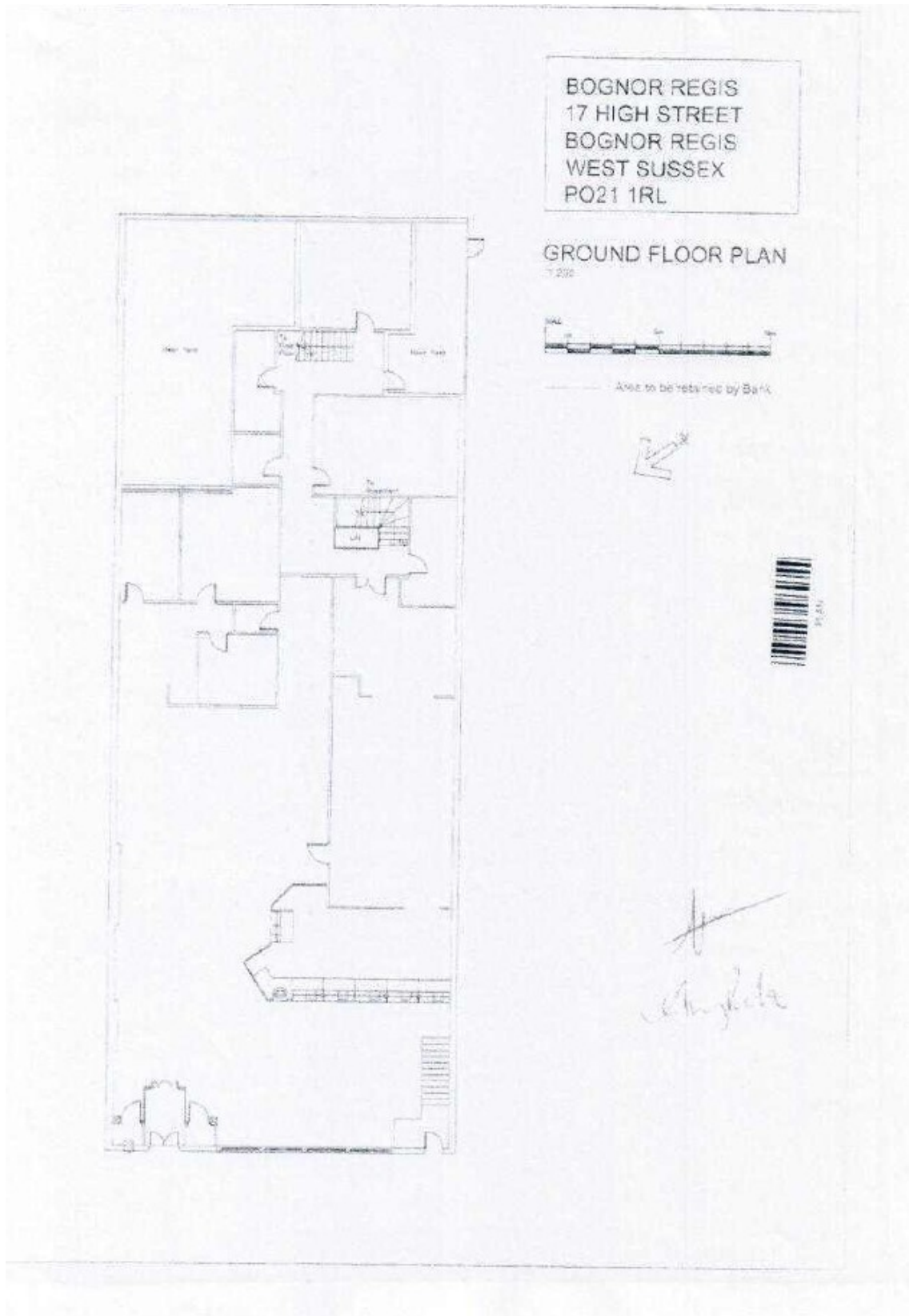
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### Ground Floor Plan



For identification purposes only.

