

**Lot 6, One Stop, Aldwick Street, Aldwick, Bognor Regis,
West Sussex PO21 3AP**

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Freehold Convenience Store Investment

www.acuitus.co.uk

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Property Information

Freehold Convenience Store Investment

- Substantial Convenience Store
- Let to One Stop Stores Limited until January 2036 (subject to option)
- January 2026 break not exercised
- Approx. Commercial Floor Area 283.63 sq m (3,053 sq ft)
- Site area of Approx. 0.14 Ha (0.34 Acres)
- On site customer parking for approx. 11 cars.
- Long term development potential (subject to consents)
- Approximately 1 miles from Bognor Regis Town Centre

Lot

6

Auction

11th December 2025

Rent

£35,000 per Annum Exclusive

Imminent rent review in Jan 2026 - notice served at £55,000 p.a.x. (4)

Sector

Supermarket/Convenience

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

17 miles east of Portsmouth, 23 miles west of Brighton?

Roads

B2166, A259, A27

Rail

Bognor Regis Railway Station

Air

London Gatwick Airport

Situation

The property is situated on Aldwick Street, in an established densely populated residential area approximately 1 mile west of Bognor Regis town centre. The immediate vicinity provides a selection of local retailers servicing the wider residential area.

Tenure

Freehold.

Description

The property comprises a substantial convenience store on the ground floor currently benefiting from the operation of an ATM cash machine and a customer car park for approx. 11 cars. The first floor is currently unused and access via a hatch.

In addition, there is a strip of land to the rear of the site, formerly used as a beer garden, included within the sale and currently not demised to the tenant.

The entire property benefits from a site area of 0.14 Ha (0.34 Acres) with a site coverage of 30% and may be suitable for longer term redevelopment subject to consents.

VAT

VAT is applicable to this lot.

Planning

The property is not currently listed on the Arun District Council's list of Assets of Community Value (ACV).

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Convenience Store Unused	283.65 -	(3,053) -	ONE STOP STORES LIMITED t/a One Stop (2)	15 years from 25/01/2021 until 24/01/2036 (3)	£35,000	25/01/2026 25/01/2031 (4)
Land	Former Beer Garden	0.03 Ha	(0.06 Acres)	VACANT	-	-	-
Total Approximate Commercial Floor Area		283.65	(3,053)			£35,000	

(1) The floor areas shown above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/35503155>).

(2) One Stop Stores Limited have been a subsidiary of Tesco plc since 2003 and trade from over 1,000 shops across the UK (www.onestop.co.uk). For the year ending 24/02/2024, One Stop Stores Limited (CRN: 02462858) reported a Revenue of £1,297,556,000, a pre-tax profit of £22,072,000 and shareholders funds of £163,663,000 (Source: Annual Report and Financial Statements as published at Companies House (06/11/2025)).

(3) The lease provides for a Tenant option to determine on 25/01/2031 upon serving 3 months notice.

(4) In relation to the 25/01/2026 rent review, the landlord has served notice on the tenant to settle the review at £55,000 pa. A copy of the rent review notice is available within the legal pack.

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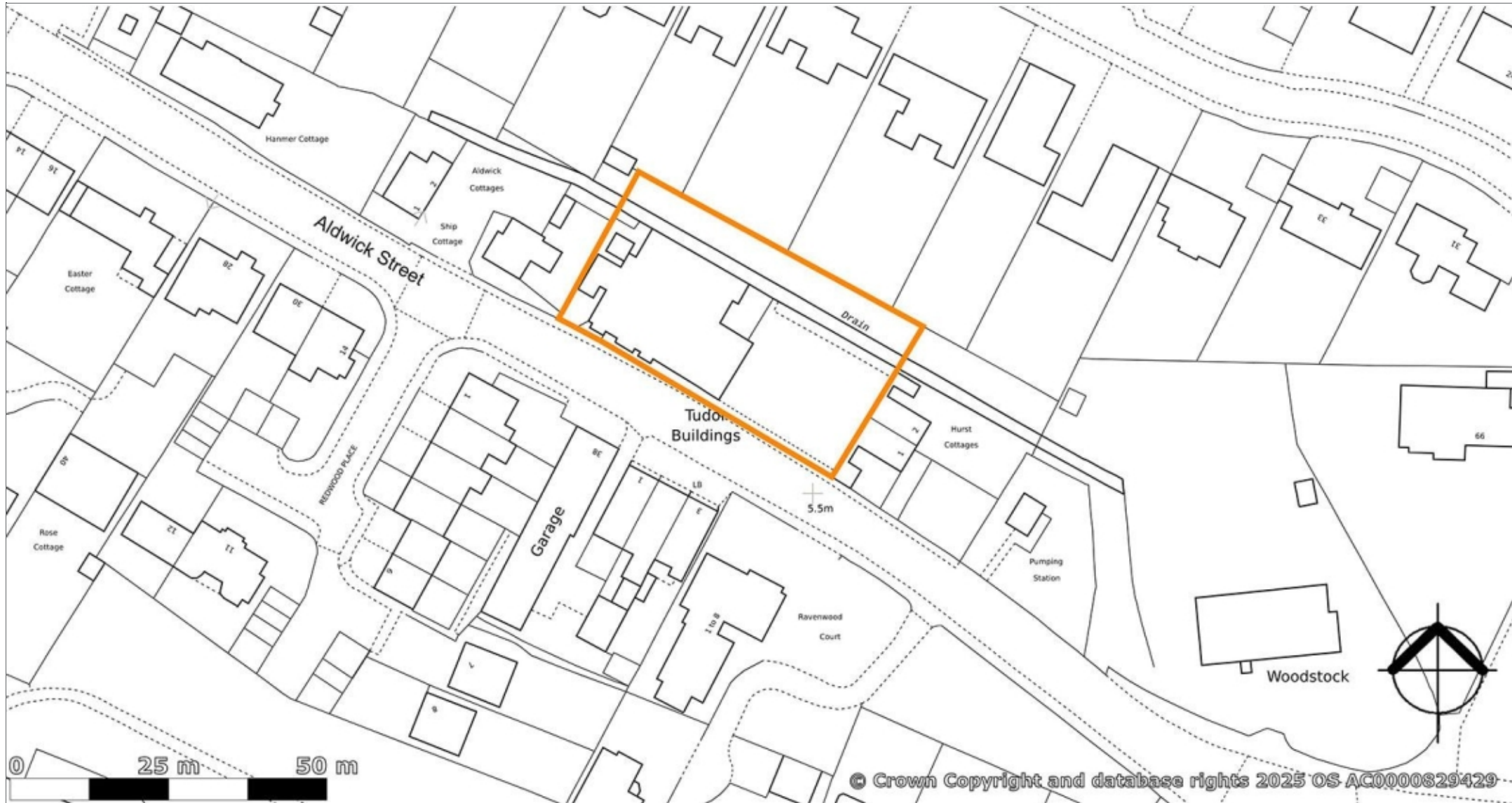
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2024