lot 110

# Unit 4, 55 London Road Bognor Regis, West Sussex PO21 1DG

Town Centre Retail Investment

- Retail unit let until 2035
- Town Centre Location within a two minute walk from the pedestrianised London Road
- Nearby occupiers include Dulux, Mind and Oxfam
- Tenant in occupation since 2000



1ST STOP WORKWEAR WILLIAM STREET NTAL SURGERY HAIR BY OKSANA **LONDON ROAD** LYON STREET JACKS BEER & BURGER JOINT

Miles: 7 miles south-east of Chichester 24 miles west of Brighton 37 miles south of Guildford Roads: A3, A27, A280

Rail: Bognor Regis Rail London Gatwick Airport

## Situation

Bognor Regis is a seaside town in West Sussex some 7 miles south-east of Chichester. The property is situated on the eastern side of London Road close to its junction with Lyon Street. The pedestrianised area of London Road is a two minute walk away and houses occupiers including Store Twenty One, Boots Chemist and Poundland. Other nearby occupiers include Dulux, Mind and

The property comprises a ground floor retail unit forming part of a

Virtual Freehold. Held for a term of 999 years from 24/06/1990 until 23/06/2989 at a peppercorn rent.

VAT is not applicable to this lot.

Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant.	Term	Rent p.a.x.	Reviews
Ground	Takeaway (A5)	43 sq m	(470 sq ft)	INDIVIDUAL t/a Bright Moon Chinese Takeaway	20 years from 01/12/2015 until 30/11/2035	£10,500	01/12/2020 and five yearly

Total 43 sq m (470 sq ft)

## **Gwen Thomas**

Tel: +44 (o)20 7034 4857 Email: gwen.thomas@acuitus.co.uk **Georgina Roberts** 

Tel: +44 (o)20 7034 4863 Email: georgina.roberts@acuitus.co.uk www.acuitus.co.uk

### Dentons UKMEA LLP DENTONS

Contact: Greg Rigby.
Tel: +44 (o)2o7 32o 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

## Eversheds

Eversheds
1 Callaghan Square, Cardiff, CF10 5BT
Tel: +44 (0)29 2047 7628
Email: hannahsimmonite@eversheds.com
Ref: Hannah Simmonite