

25 London Road,  
**Bognor Regis, West Sussex PO21 1PQ**  
 Prime and Recently Renewed Freehold Retail Investment

**Lot 12**

£60,000 per annum  
 exclusive



**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	356.28 sq m (3,835 sq ft)	THE WORKS	10 years from	£60,000	04/12/2024
First	Ancillary	167.13 sq m (1,799 sq ft)	RETAIL LIMITED (1)	04/12/2019 until 03/12/2029 on a full repairing and insuring lease (2)		
<b>Total</b>		<b>523.41 sq m (5,634 sq ft)</b>			<b>£60,000</b>	

(1) For the year ending 28th April 2019, The Works Stores Limited reported a turnover of £217,469,000, pre-tax profits of £7,756,000 and a total net worth of £13,605,000 (source: Experian Group 21/02/2020).  
 (2) The lease is subject to a tenant only option to determine on 03/12/2024.

**Key Details**

- Let to The Works Retail Limited
- Recently renewed 10 year lease from December 2019 (subject to option)
- Previous rent £55,000 pax
- Approximately 523.41 sq m (5,634 sq ft)
- First class position on pedestrianised London Road
- Nearby occupiers include Superdrug, Specsavers, Boots the Chemist, Greggs, JD Sports and Wilko
- VAT-free investment

**Location**

Miles: 6 miles south-east of Chichester  
 15 miles west of Worthing  
 26 miles west of Brighton  
 Roads: A259, A27, A3(M)  
 Rail: Bognor Regis  
 Air: London Gatwick

**Situation**

Bognor Regis is a seaside resort in West Sussex, 6 miles south-west of Chichester and 26 miles west of Brighton. The property is located on the east side of the pedestrianised London Road, Bognor Regis' prime retailing thoroughfare. The property is 0.2 miles south-east of Bognor Regis Train Station which provides direct rail services to London Victoria every 30 minutes. Nearby occupiers include Superdrug, Specsavers, Boots the Chemist, Greggs, JD Sports and Wilko.

**Description**

The property comprises a large and well configured ground floor shop with ancillary accommodation on the first floor. The property benefits from a service yard to the rear with large and well configured car parking for seven cars.

**Tenure**

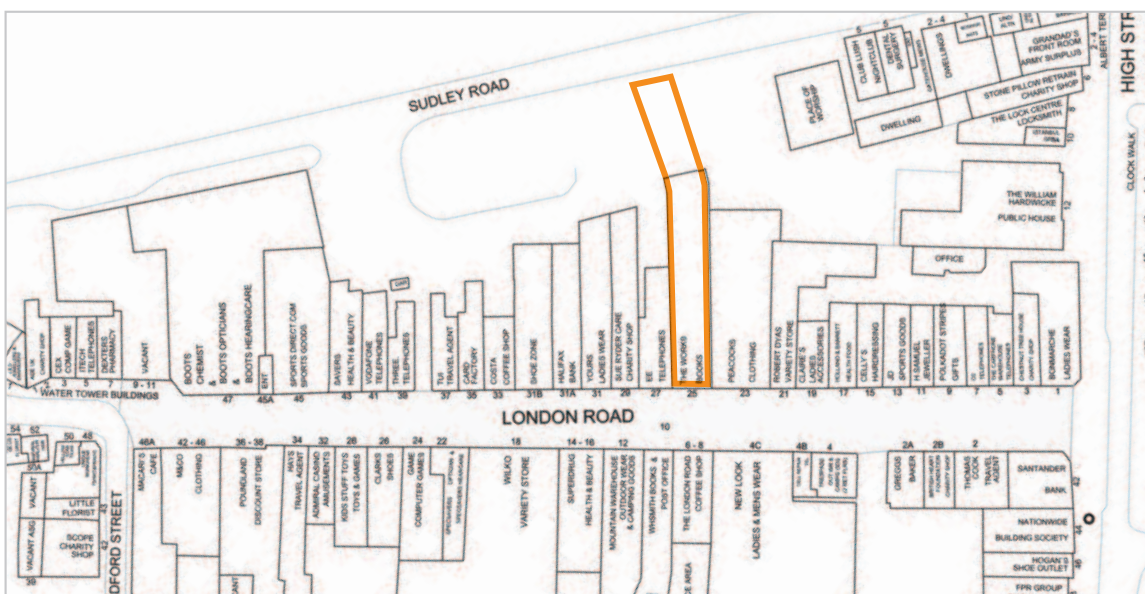
Freehold.

**VAT**

VAT is not applicable to this lot.

**Energy Performance Certificate**

Band D. See legal pack at acuitus.co.uk.



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
 David Margolis  
 +44 (0)20 7034 4862  
 david.margolis@acuitus.co.uk

**Acuitus**  
 George Goucher  
 +44 (0)20 7034 4860  
 george.goucher@acuitus.co.uk

**Seller's Solicitors: Druces LLP**  
 Karen Chapman  
 +44 (0)20 7216 5591  
 k.chapman@druces.com