

# 42 High Street

## Bognor Regis, PO21 1SP

Colliers

Lease for Sale  
Assignment available.  
Upper floors included.



### Location

Bognor Regis is a well-known seaside town located on the West Sussex coast, approximately 25 miles west of Brighton and 55 miles southwest of London.

The corner unit is located on the southern end of London Road which intersects with the High Street, opposite to the entrance of The Arcade.

The town's prime retail pitch is situated along the pedestrianised section of London Road with nearby retailers such as Sports Direct, Holland & Barrett, JD Sports, Superdrug and Specsavers.

### Accommodation

The property is arranged over the following approximate areas:

|              |            |             |
|--------------|------------|-------------|
| Ground Floor | 179.29 sqm | 1,929 sq ft |
| First Floor  | 111.20 sqm | 1,197 sq ft |
| Second Floor | 203.64 sqm | 2,192 sq ft |
| Total        | 493.13 sqm | 5,318 sq ft |

### Tenure

The property is available by way of a sublease or assignment expiring 10/01/2028 with a lease break on 10/02/2026.

### Rent

Passing rent of £60,000 p.a. exclusive of rates and service charge.

### Rates

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

|                 |         |
|-----------------|---------|
| Rateable Value  | £43,000 |
| UBR (2025/2026) | 49.9P   |
| Rates Payable   | £21.457 |

Interested parties are however recommended to make their own enquiries.

### Costs

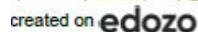
Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

An EPC certificate is available on request.

[Colliers.com/uk/retail](https://colliers.com/uk/retail)

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Plotted Scale - 1:1.00



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