



**LIGHT INDUSTRIAL / MOTOR
TRADE / DEVELOPMENT**

2,600 Sq Ft
(241 Sq M)

RENT: £18,000 Per Annum
Offers in Excess of £275,000

Former Town Centre Vehicle Workshop with Residential Planning Consent

- + Planning Granted For 4 Residential Flats (2x 1 Bedroom & 2x 2 Bedroom)
- + Situated Close To Littlehampton Town Centre, Harbour & Railway Station
- + Could Be Occupied For Commercial Use - Subject To Extensive Refurbishment
- + Available For Quick Occupation
- + Suit Owner Occupiers / Investors / Developers
- + Vacant Possession Provided



Location

Littlehampton lies beneath the beautiful South Downs on the coast and is a town in West Sussex with a population of in excess of 26,000 and a catchment area of 150,000. The town has two award winning beaches, the beautiful River Arun and the large seafront which makes the town a popular destination for individuals, families and couples. The site is situated on the east side of Littlehampton and is accessed via both Terminus Place and River Road is within walking distance of both Littlehampton town centre and the mainline railway station. Littlehampton is situated approx 9 miles west of the seaside town of Worthing and approx 7.5 miles east of the tourist town of Bognor Regis.

Description

A rare opportunity to purchase or lease a former vehicle workshop in the heart of Littlehampton which also benefits from planning permission to demolish the existing building and build two new buildings comprising of 4x residential flats. The property is accessed via both River Road and Terminus Place. Current benefits include concrete flooring, 3 phase electricity, strip lighting and gas fired heating. There is potential to re-configure and refurbish the existing building for continued commercial use if required. This rare opportunity is likely to attract owner occupiers, investors and developers and viewing is highly recommended.

Planning

Planning was granted under appeal in September 2022 under reference number LU/205/22/PL for the demolition of existing car garage (B2) and the erection of 2x residential buildings comprising 4x flats (C3) with associated works. Full plans and drawings are available to applicants upon request.

Accommodation

Floor / Name	SQ FT	SQM
Warehouse	2,600	241
Total	2,600	241

Terms

Freehold with full vacant possession upon completion. Alternatively the property is available by way of a new lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a current rateable value of £14,500. Interested parties are asked to make their own enquiries with Arun District Council to confirm if any rates relief or exemptions are applicable to their business.

Summary

- + **Rent** - £18,000 Per Annum Exclusive
- + **Guide Price** - Offers in Excess of £275,000 (Two Hundred & Seventy Five Thousand Pounds)
- + **VAT** - Not to be charged on the purchase price or rent
- + **Legal Costs** - Each party to pay their own legal costs
- + **EPC** - To Follow

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431

jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309

sarah@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX

www.justiceandco.co.uk