



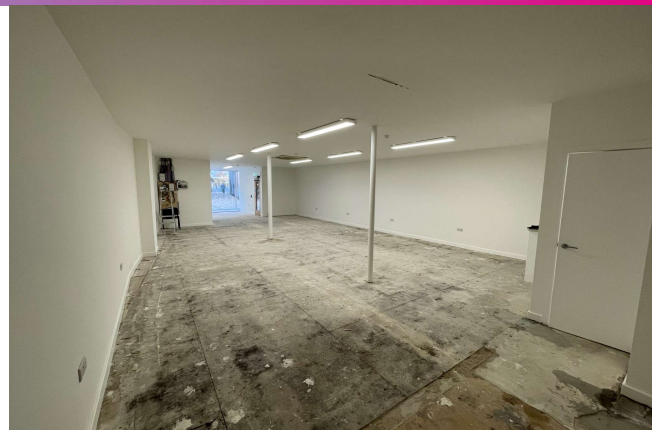
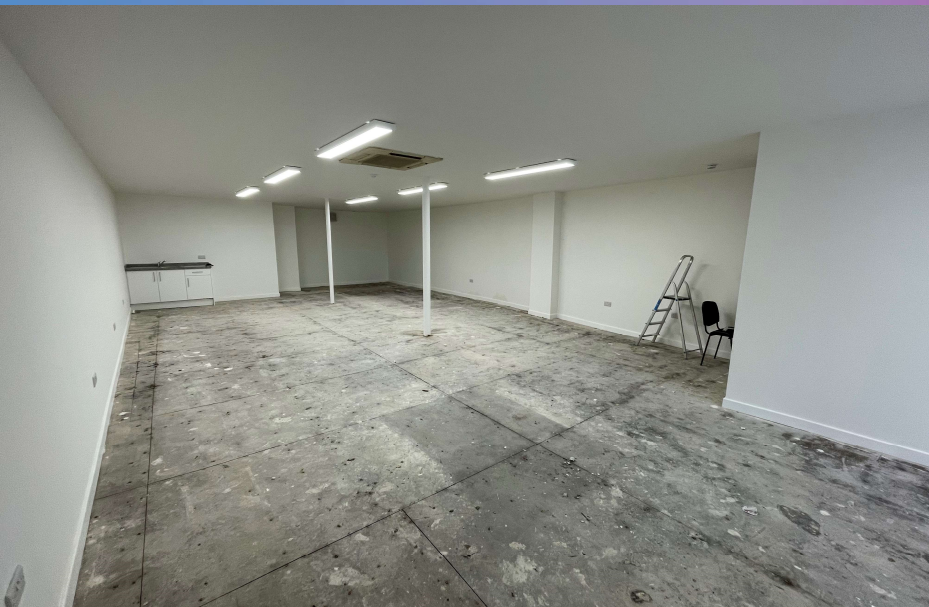
**RETAIL / OFFICE /
INVESTMENT**

975 Sq Ft
(90 Sq M)

RENT: From £11,000 Per Annum
FREEHOLD: OIEO £155,000

Recently Converted
High Street Retail /
Office Space
Available
For Sale or To Let

- + Situated in High Street, Littlehampton
- + Open Plan Retail / Office Accommodation
- + Potential To Produce £15,000 Per Annum
- + Suit Owner Occupier or Investor
- + Ready For Immediate Fit Out
- + Nearby Occupiers Include Sainsburys, Costa Coffee, The Works, Greggs & Boots Pharmacy
- + Freehold Opportunity or Available By Way of A New FR&I Lease



Location

Littlehampton is a popular West Sussex town located on the south coast of England, midway between the cities of Brighton (21 miles east) and Chichester (13 miles west) and is served by the A259 and A27 trunk roads. Littlehampton main line railway station is close by with services to Brighton (40 minutes), Southampton (1 hour 20 minutes) and London Victoria (1 hour 40 minutes). The property is situated within the pedestrianised High Street with nearby occupiers including Greggs, Costa Coffee, Sainsburys, Boots Pharmacy and Superdrug.

Description

The property comprises of a recently converted ground floor retail / office premises which has been fully refurbished by the Vendor and is presented ready for immediate Tenant or owner fit out. The premises is accessed via shared common parts directly off High Street and benefits from chipboard flooring, air conditioning (not tested), ample electrical points and LED strip lighting. The property has a single pain 10ft window frontage onto the main High Street. At the rear of the property is a small kitchenette and WC. The property would suit a variety of commercial uses (stpc) and viewing is therefore highly recommended.

Accommodation

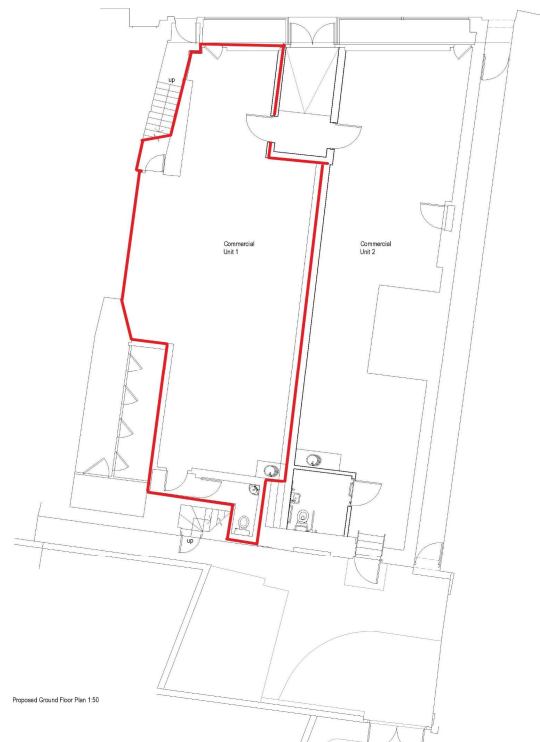
Floor / Name	SQ FT	SQM
Retail / Office Area	975	90
Total	975	90

Terms

The property is available to purchase on a freehold basis with the upper parts sold off on a new 999 year lease with a peppercorn ground rent. Alternatively the property is available to lease on new FR&I terms which are to be negotiated and agreed.

Business Rates

The property is to currently awaiting re-assessment having been converted from one larger unit. Interested parties are asked to make their own enquiries via Arun District Council.



Summary

- + **Rent** – (Year One): £11,000 Per Annum Exclusive, (Year Two): £13,000 Per Annum, (Year Three): £15,000 Per Annum
- + **Freehold** – OIEO £155,000
- + **VAT** – To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own Legal Costs
- + **EPC** – B(36)

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

Isla Ford

01903 251 600 / 07376 074 045
isla@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk