



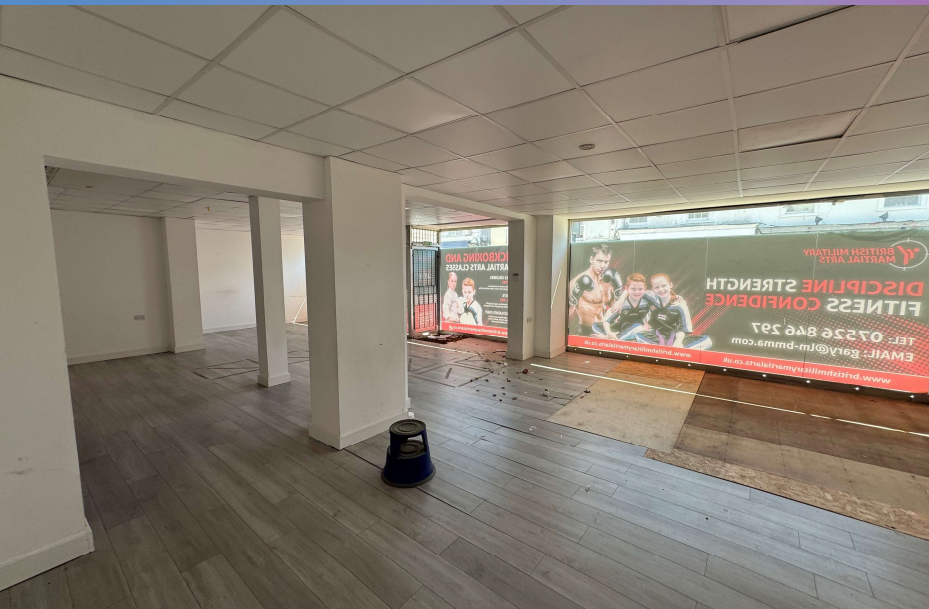
**RETAIL / LEISURE /
OFFICE**

1,629 Sq Ft
(151 Sq M)

RENT: £18,000 Per Annum

Double Fronted Town Centre Class E Premises To Let

- + Situated in the Heart of Littlehampton Town Centre
- + Nearby Occupiers Include Greggs, Costa Coffee, The Works & Sainsburys
- + Available For Immediate Tenant Fit Out
- + Suit Variety of Commercial Uses (stpc)
- + Potential For Rear Deliveries
- + New Flexible Lease Terms Available
- + Viewing Highly Recommended



Location

Littlehampton is a popular West Sussex town located on the southcoast between the city of Brighton (23 miles east) and the cathedral city of Chichester (13 miles west). The town, which has a population of approx 20,000, is served by the A259 and A27 roads whilst Littlehampton mainline railway station where services to Brighton (40 minutes), Southampton (1 hour 20 minutes) and London Victoria (1 hour 40 minutes) are located is situated 0.25 miles from the subject property. The property occupies a prominent position within the pedestrianed High Street with nearby occupiers including Greggs, Costa Coffee, Sainsburys and Superdrug.

Description

An opportunity to lease a substantial ground floor retail premises suitable for a variety of commercial uses (subject to gaining any necessary planning consents). Accessed via two recessed doors the ground floor provides open plan retail space to front with various store rooms, a kitchen and a WC at the rear. There is also a rear fire door which leads onto a rear access road which could be suitable for deliveries. The shop benefits from laminate flooring to front (concrete flooring at rear), suspended ceiling with inset lighting, ample electrical points, 46ft single glazed window frontage and air conditioning (not tested). The ground floor is available for immediate occupation.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	851	80
Ancillary Store One	305	28
Ancillary Store Two	134	12
Kitchen / Offices / Stores	339	31
Total	1,629	151

Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the ground floor has a Rateable Value of £20,000. Interested parties are asked to contact Arun District Council directly to ascertain what relief, if any, may be applicable to their business.

Summary

- + **Rent** - £18,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Virtual Tour** – Contact Agent For Link
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** -

Viewing & Further Information

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