



**RETAIL / OFFICE /  
MEDICAL**

590 Sq Ft  
(55 Sq M)

**RENT: £13,000 Per Annum**

Newly Converted  
Office / Retail  
Premises  
Overlooking The  
River Arun  
To Let

- + Situated in Littlehampton Town Centre
- + Close To Shops, Eateries, Drinking Establishments & Directly Opposite The River Arun
- + Available For Immediate Occupation
- + New Flexible Lease Terms Available
- + Could Be Let Combined or Split (if required)
- + Suit Variety of Commercial Occupiers (stpc)
- + Viewing Highly Recommended



## Location

The property is situated on Pier Road overlooking the River Arun close to where it joins the English Channel and opposite Littlehampton Golf Club and Arun Yacht Club. It is on the edge of the town centre with Harbour Park Amusements, East Beach, Mussel Row restaurant & The Oyster Pond all nearby, Rustington is within walking distance on the coast road, offering delightful scenery along the coast. Pier Road is a popular tourist location in the heart of Littlehampton, with the property close to the junction with Surrey Street and Arundel Road. Nearby commercial occupiers include Sainsbury, Costa Coffee, Lidl and Boots. The High Street is home to the majority of national retailers, whilst Surrey Street nearby is home to more independent retailers, office occupiers and restaurants. The High Street has, in more recent times, undergone significant regeneration with new street furniture and paving. Littlehampton mainline railway station with its regular services along the coast and north to London (1 hour 45 minutes) is located approximately 0.25 miles from the subject property. The A259 coast road which has links with the A27 trunk road is located approximately 1 mile to the north. Littlehampton is a popular seaside town with a population in excess of 30,000 and is situated in between the cathedral city of Chichester (13 miles west) and the popular seaside resort of Worthing (9 miles east).

## Description

The property comprises of a pair of inter-connecting office/retail premises which have been completely renovated. Each property benefits from its own UPVC front door leading to open plan retail / office accommodation. The property benefits from carpet tile flooring, electric heating, LED lighting and is ready for immediate Tenant fit out. The property currently has a single WC located at the rear of shop B. An incoming Tenant will be required to connect the electricity and also install broadband / phone line to the property. This is seen as versatile commercial accommodation suitable for a variety of commercial uses and viewing is highly recommended.

## Accommodation

Floor / Name	SQ FT	SQM
47(B) – Office / Retail Area	300	28
47(C) – Office / Retail Area	290	27
<b>Total</b>	<b>590</b>	<b>55</b>

## Terms

The properties could be let combined (47 B & C) or individually to suit an applicants requirements. The properties will be let on effective FR&I Leases outside the provisions of the 1954 Landlord & Tenant Act. Further details are available upon request.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £6,400.

## Summary

- + **Rent** - £13,000 Per Annum Exclusive
- + **VAT** – To Be Confirmed
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – D(81)

## Viewing & Further Information

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