



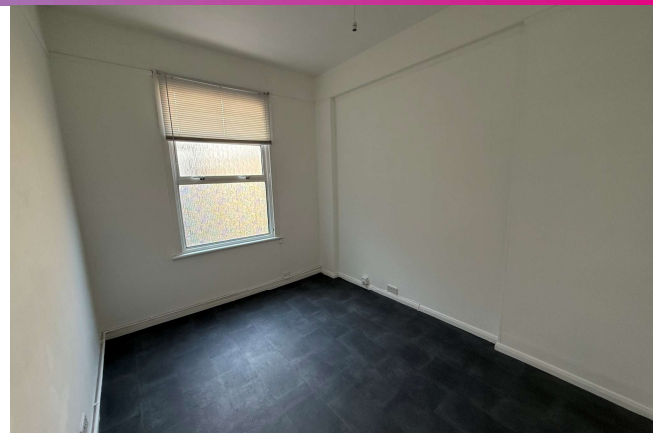
**RETAIL / OFFICE /
MEDICAL**

768 Sq Ft
(71 Sq M)

RENT: £11,000 PER ANNUM

**Well Presented &
Versatile Class E
Premises in Heart
of Town Centre To
Let**

- + Situated in Heart of Littlehampton Town Centre
- + Nearby Occupiers Include Sainsbury's, Greggs, Costa Coffee, Wimpy & Savers
- + Suit Variety of Commercial Uses (stpc)
- + Ready For Immediate Tenant Fit Out
- + New Lease Terms Available
- + Suit New or Expanding Business Looking For High Street Premises with Low Overheads
- + Viewing Highly Recommended



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 mainline 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 in the heart of the Town Centre close to Surrey Street and the main High Street where national occupiers including Greggs, Costa Coffee, Sainsburys, Savers and The Works can be located.

Description

A rare opportunity to lease a versatile Class E premises in the heart of Littlehampton. Situated in a small parade of shops directly opposite Lidl Supermarket this commercial premises provides front retail / office accommodation with plenty of storage opportunities and is therefore considered suitable for a variety of businesses.

Accessed via pedestrian front door the property is laid out with front sales area, rear office / store, 2x WCs and a kitchen / staff room all of which are accessed via a large open hallway. The front sales area benefits from tiled flooring, suspended ceiling with spotlighting, ample electrical sockets and superb 20ft single glazed window frontage. Access to the basement is via stairs directly from the main retail area. This area is suitable for storage purposes only.

The rear areas have a mixture of carpeted and lino flooring, pendant lighting and ample electrical sockets. The property has its own electric and water supplies.

Please note that the property is not suitable for a hot food takeaway.

This is seen as an excellent opportunity for a new or expanding business to acquire office / retail accommodation in the heart of the Town Centre with low overheads and viewing is therefore highly recommended

Accommodation

| Floor / Name | SQ FT | SQM |
|-----------------------------------|------------|-----------|
| Main Retail Area | 320 | 30 |
| Office / Treatment Room / Storage | 109 | 11 |
| WC Block | 84 | 8 |
| Kitchen | 110 | 11 |
| Storage / Hallway | 110 | 11 |
| Total | 768 | 71 |

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 property has a rateable value of £9,200. It is therefore felt that subject to Tenant status that 100% small business rates relief may be applicable. Interested parties are asked to contact Arun District Council directly to ascertain what relief may be applicable to their business

Summary

- + **Rent** - £11,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – E(113)

Viewing & Further Information

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