



**OFFICE / RETAIL /  
MEDICAL**

1,082 Sq Ft  
(100 Sq M)

**RENT: FROM £10,000 PER  
ANNUM**

## Substantial Class E Premises in Prominent Town Centre Location

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



## Location

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). 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 0.15 miles from the subject property. The A259 coast road which has links the A27 trunk road is located approximately 1.5 miles to the north. The property is situated at the foot of the high street with nearby occupiers including, Sainsbury's, Greggs, Costa Coffee, Wimpy & Savers

## Description

An excellent and rare opportunity to lease a three storey mid-terrace property situated in the heart of Littlehampton town centre. The building compromise of a ground, first & second floor office premises of standard brick construction under a flat roof. The ground floor is laid out as one large open area with separate, offices, store & kitchenette toward the rear of the building. Internal stairs lead to the first & second floors which compromise of five office/store rooms and WC facilities. The building benefits from carpeting & laminate flooring throughout strip & spot lighting, ample electrical points, gas central heating (not tested) & a large 14 ft single glazed shop front.

## Accommodation

Ground Floor	SQ FT	SQM
Main Retail Area	336	31
Kitchenette	8	1
Rear Office	84	7
Rear Store 1	82	7
Rear Store 2	84	7
<b>First Floor</b>		
Office	140	13
Store	88	8
<b>Second Floor</b>		
Office 1	140	13
Office 2	50	4
Office 3	70	6
<b>Total</b>	<b>1,082</b>	<b>100</b>

## Terms

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

## Summary

- + **Rent** – (Yr 1): £10,000 Per Annum Exclusive, (Yr 2): £11,000 Per Annum Exclusive, (Yrs 3-5): £12,000 Per Annum Exclusive
- + **VAT** – Is To Be Charged
- + **Rateable Value** - £6,000
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – D (88)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction

## Viewing & Further Information

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