

Total Area: 1753 ft² ... 162.8 m²

hilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Circitated by thm 2023

Business Rates - £12,750 Effective date 1st April 2023 Energy Efficiency – 94 - D Freehold



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



74 High Street, Littlehampton West Sussex BN17 5DX £225,000 - Freehold



Freehold Investment Opportunity | Estimated Rental Income of £17,500 Per Annum | Approx 1,753 Sq Ft (162 Sq M) Total Space | Arranged Over 2 Storeys | Spacious Ground Floor Shop | Ample Rear Storage Or Office Space | 2x First Floor Rooms For Storage or Offices | Staff w/c | One Parking Space To Rear | Plenty Of Scope For Re-Configuration | Centre Of Littlehampton | Current Rateable Value £12,750 | Available Now | EER-D94.

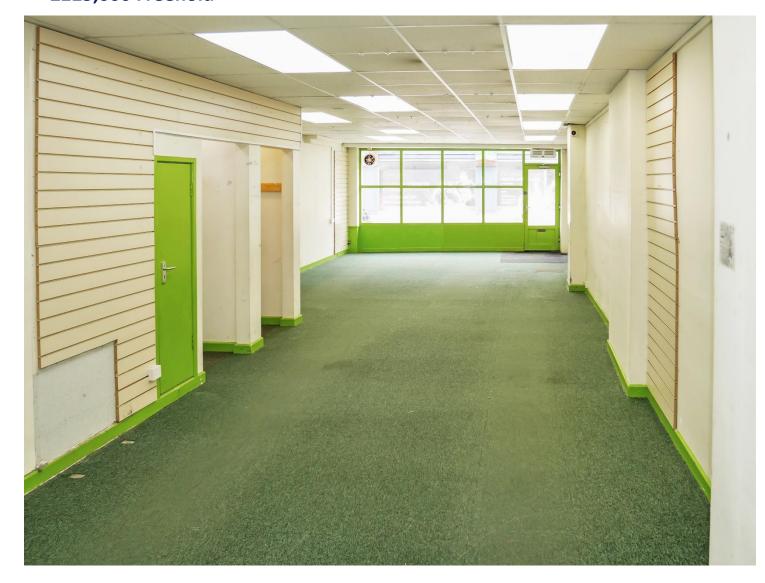






Glyn-Jones

72 High Street, Littlehampton, West Sussex BN17 5DX £225,000 Freehold







Littlehampton is a seaside resort town, on the east bank at the mouth of the River Arun, nearby towns include Bognor Regis to the west and Worthing to the east. A mainline railway station provides a direct service to London Victoria and Gatwick Airport.

Littlehampton enjoys a wide range of restaurants and amenities including the marina, links golf course and well publicised East Beach Cafe. Local Primary schools are also within proximity.













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