



Total Area: 1753 ft<sup>2</sup> ... 162.8 m<sup>2</sup>  
 Whilst 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.  
 Created by Jlm 2023

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



**Business Rates - £12,750 Effective date 1<sup>st</sup> April 2023**  
**Energy Efficiency – 94 - D**  
**Freehold**

WITH OVER...  
  
 At an Average rating of **4.9/5** ★★★★★



Littlehampton Office  
 01903 739000  
 littlehampton@glyn-jones.com

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.

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.

WITH OVER...  
  
 At an Average rating of **4.9/5** ★★★★★

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**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.



WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★



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