



**RETAIL / OFFICE /
INVESTMENT**

510 Sq Ft
(47 Sq M)

Offers In Excess of £85,000

Town Centre Ground Floor Class E Premises For Sale

- + Available on Virtual Freehold Basis (968 Years Remaining)
- + Situated on Beach Road in Heart of Town Centre
- + Nearby Commercial Occupiers Include Pizza Hut Delivery, Ladbrokes, Kamsons Pharmacy & Boots
- + Suit Variety of Commercial Uses (stpc)
- + Suit Owner Occupier or Investor (rent achievable approx £9,000 per annum)
- + Vacant Possession From 1st November 2023



Location

Beach Road is a popular secondary shopping location in the heart of Littlehampton, close to the junction with East Street and the main High Street. Nearby commercial occupiers include Ladbrokes, Lidl, Costa Coffee and Boots. Beach Road is home to a handful of independent retailers, office occupiers and restaurants and in more recent times has undergone significant regeneration, with new street furniture and paving. Littlehampton mainline railway station with its regular services along the coast and north to London (journey 1 hour 45 minutes) is located approximately 0.25 miles from the subject property. The A259 coast road which has links to the A27 trunk road is located approximately 1.5 miles 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 an open plan ground floor retail / office premises which would suit a variety of commercial occupiers (subject to gaining any necessary planning consents). The property benefits from attractive 10'4" double glazed window frontage, carpeting throughout, suspended ceiling with LED lighting, ample electrical points, air conditioning (not tested), burglar alarm and rear pedestrian door. At the rear of the main retail area is a studwork partitioned office / treatment room and the WC.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	182	17
Rear Retail Area	204	19
Office / Treatment Room	100	9
Kitchen	24	2
Total	510	47

Terms

The property is available on a virtual freehold basis. The original 999 year lease commenced in November 1992 and accordingly there are approximately 968 years left until expiry. Further details are available upon request.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £7,200. It is therefore felt that a new owner or tenant, subject to their status, could claim 100% small business rates relief. Interested parties are asked to make their own enquiries prior to arranging an inspection.

Summary

- + **Guide Price** – Offers in Excess of £85,000 (Eighty Five Thousand Pounds)
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **EPC** – C(58)

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309
sarah@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk