



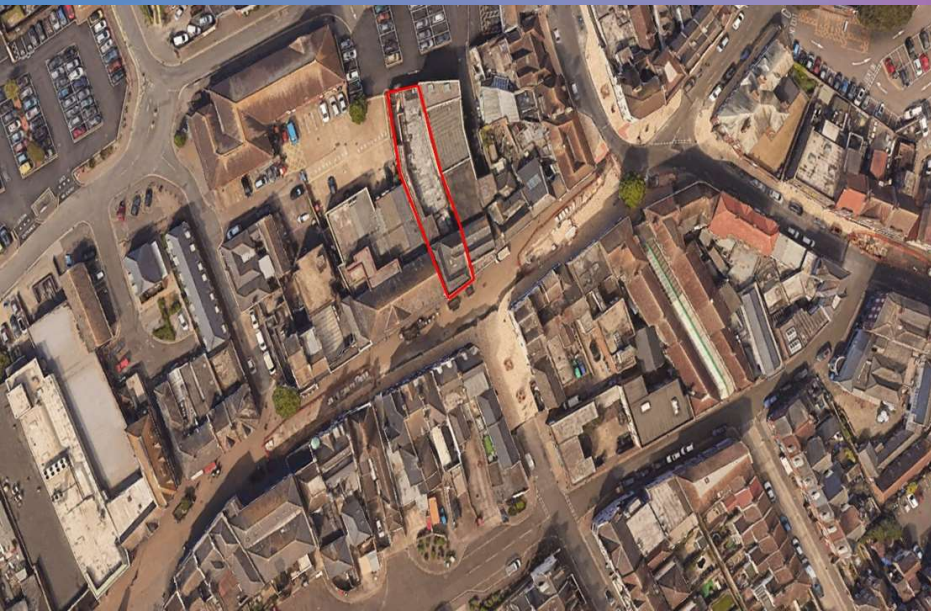
**COMMERCIAL &
RESIDENTIAL DEVELOPMENT
OPPORTUNITY**

4,513 Sq Ft
(419 Sq M)

Offers In Excess of £575,000

Town Centre Retail Premises with Consented Mixed Use Planning Permission

- + Situated In High Street, Littlehampton
- + Nearby Occupiers Include Costa Coffee, Sainsburys, Greggs & Superdrug
- + Planning Granted in December 2023 For 2x Retail Units & 8x Residential Flats (4x 1 Bedroom & 4x 2 Bedrooms)
- + Available With Full Vacant Possession
- + GDV of £1,900,000. ERV of £115,000 Per Annum
- + Rare Freehold Opportunity
- + Potential To Re-Configure (sptc)



Location

Littlehampton is a popular West Sussex town located on the southcoast between the city of Brighton (23 miles east) and the cathedral city of Chichester (13 miles west). The town, which has a population of approx 20,000, is served by the A259 and A27 roads whilst Littlehampton mainline railway station where services to Brighton (40 minutes), Southampton (1 hour 20 minutes) and London Victoria (1 hour 40 minutes) are located is situated 0.25 miles from the subject property. The property occupies a prominent position within the pedestrianised High Street with nearby occupiers including Greggs, Costa Coffee, Sainsburys and Superdrug.

Description

A rare opportunity to purchase a substantial ground and first floor retail premises with the benefit of a consented mixed use planning permission in the heart of Littlehampton Town Centre.

The property comprises of a former Bonmarche retail store located over two floors. Currently the property is laid out with ground floor retail accommodation which is largely open plan in nature with internal stairs leading to ancillary storage space, staff welfare facilities and offices. The property would suit another large retailer at ground floor level and the property is presented to the market ready for immediate occupier fit out. The ground floor currently benefits from tiled flooring, ample electrical points, LED lighting and superb (x) ft window frontage.

Planning has been granted to create 2x retail units at ground floor level and a further 3x residential units within the current building envelope. A new build three storey extension would create a further 5x residential units at the rear.

This is seen as an exciting and rare opportunity to purchase the freehold of a substantial commercial property with the added benefit of planning permission within a Town Centre location.

Current Accommodation

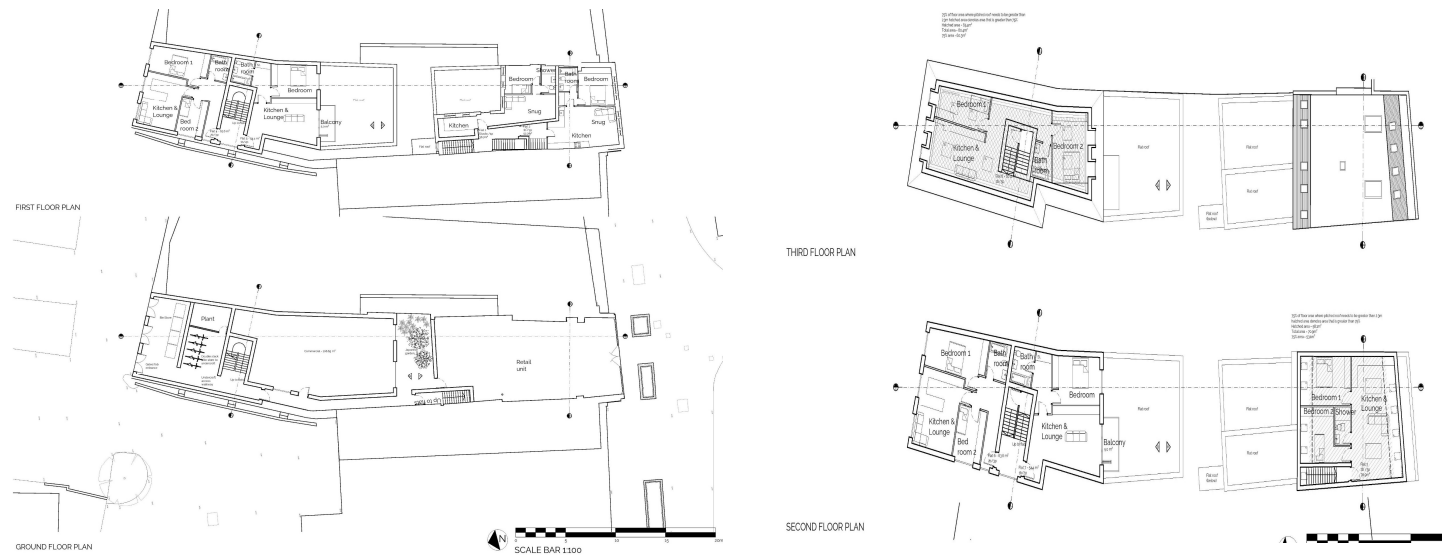
Floor / Name	SQ FT	SQM
Ground Floor Retail	3,813	354
First Floor Ancillary Storage / Staff Room / Office Area	700	65
Total	4,513	419

Potential Accommodation

Based on plans granted under application number LU/244/23/PL

Accommodation	Floor	SQ FT	SQM
Commercial Space 1	Ground	1,506	140
Commercial Space 2	Ground	1,173	109
Flat 1 (1 Bed)	First	420	39
Flat 2 (1 Bed)	First	571	53
Flat 3 (2 Bed)	Second	753	70
Flat 4 (2 Bed)	First	689	64
Flat 5 (1 Bed)	First	581	54
Flat 6 (2 Bed)	Second	689	64
Flat 7 (1 Bed)	Second	581	54
Flat 8 (2 Bed)	Third	861	80
Total		7,824	727

Proposed Floor Plans



Planning

Planning was granted via reference number LU/244/23/PL in December 2023 for the Erection of a three storey new-build development with mansard roof to the rear and mansard roof extension to the existing building to the front (facing High Street), 2 No ground floor Class E commercial and business units, with the change of use of the upper floors to the building to the front to 3 flats comprising 2 No 1-bedroom flats and 1 No 2-bedroom flat and 5 flats to the rear comprising 3 No 2-bedroom flats and 2 No 1 bedroom flats including covered and secure cycle and bin storage and access, and a central, shared landscaped courtyard.

A full copy of the planning decision notice is available upon request.

Terms

The property is available freehold with full vacant possession available upon completion.

Basis of Offer

Unconditional offers will only be considered and interested parties are required to provide background evidence of how the purchase will be funded and provide a set timetable for a swift exchange of contracts. The Vendors are not obliged to accept the highest or any offer.

Anti Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the buyer and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Information Pack

A pack containing the planning decision notice, plans and surveys is available to serious applicants upon request. Please contact the agents who shall send you a link to the information available.



Summary

- + **Guide Price** – Offers In Excess of £575,000
- + **VAT** – To Be Charged On The Purchase Price
- + **Legal Costs** – Each Party To Pay Their Own Legal Costs
- + **EPC** – D(79)

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

Jake Collins

01903 251 600 / 07508 326 679
jake@justiceandco.co.uk

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