



INVESTMENT
OPPORTUNITY

2,370 Sq Ft
(220 Sq M)

GUIDE PRICE: £350,000

Town Centre
Freehold
Commercial &
Residential
Investment
Opportunity

- + Situated in the Heart of Littlehampton Town Centre
- + Nearby Occupiers Include Greggs, Costa Coffee, The Works & Sainsburys
- + Potential To Produce £30,000 Per Annum
- + Vacant Ground Floor Retail Premises with Tenanted Self Contained 2 Bedroom Flat Above
- + Ground Floor Would Suit Variety of Commercial Uses
- + Suit Owner Occupier or Investor



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 pedestrianed High Street with nearby occupiers including Greggs, Costa Coffee, Sainsburys and Superdrug.

Description

The property comprises of a ground and first floor commercial building of brick construction under a tile hung pitched roof. The double fronted ground floor retail premises has traded as various commercial uses over the past 10 years from retail to leisure.

The substantial ground floor provides open plan retail space to front with various store rooms, a kitchen and a WC at the rear. There is also a rear fire door which leads onto a rear access road which could be suitable for deliveries. The shop benefits from laminate flooring to front (concrete flooring at rear), suspended ceiling with inset lighting, ample electrical points, 46ft single glazed window frontage and air conditioning (not tested). The ground floor is available for immediate occupation.

The self contained first floor is accessed via private door to the right of the shop with internal stairs leading to kitchen, lounge, bathroom, separate WC and two double bedrooms. The flat benefits from gas central heating, laminate flooring, double glazing and does require some modernisation.

Accommodation

Floor / Name	SQ FT	SQM
Ground – Main Retail Area	851	80
Ground – Ancillary Store One	305	28
Ground – Ancillary Store Two	134	12
Ground – Kitchen / Offices / Stores	339	31
First Floor – Kitchen	148	14
First Floor – Lounge	227	21
First Floor – Bedroom 1	169	16
First Floor – Bedroom 2	139	13
Frist Floor - Bathroom	58	5
Total	2,370	220

Terms & Tenancies

The property is available freehold subject to vacant possession on the ground floor and an AST Agreement on the first floor flat.

The ground floor is vacant.

The first floor residential flat is let to a private tenant on a 12 month AST Agreement from June 2023 at a passing rent of £925 per calendar month. A lease renewal is currently being discussed.

Summary

- + **Guide Price** - £350,000
- + **VAT** – Not To Be Charged
- + **Business Rates** – RV=£20,000
- + **Council Tax** – Band B
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** -

Viewing & Further Information

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