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Sparks Court, Littlehampton, BN17 5ES By Auction £280,000 Freehold

FOR SALE BY AUCTION on 26th November 2025

Auction guide £280,000 to £300,000

Outstanding commercial freehold with future development potential into self contained flats subject to planning permission/permitted development rights.

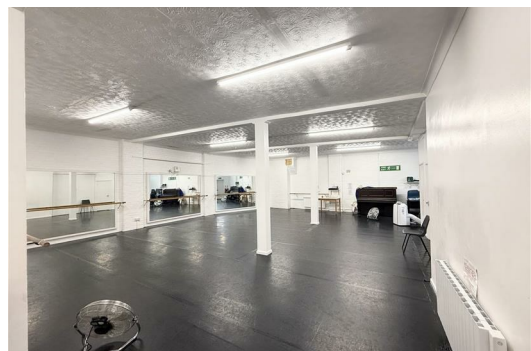
Over three floors, the property offers approximately 4,250 square foot in size (395 sqm) whilst there is a lapsed planning consent for residential use on the existing flat roof.

Currently let as follows:


Ground Floor let as warehouse storage at a passing rent of £10,000 per annum on an IRI lease until 2031.

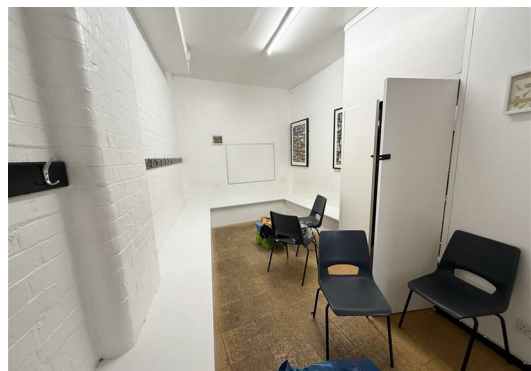
First & Second Floors let as a dance studio at a passing rent of £16,250 per annum on an IRI lease until 2033.

Total passing rent per annum is £26,260





Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	



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