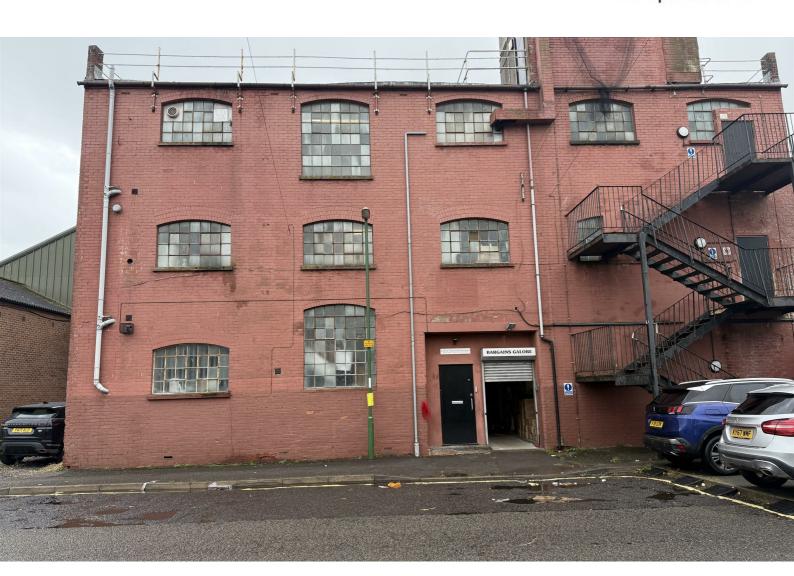
T: 01273 326171

E: brighton@psandb.co.uk

www.psandb.co.uk



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 the there is a lapsed planning consent for residential use on the existing flat roof.

Currently let as follows:

 $Ground\ Floor\ let\ as\ warehouse\ storage\ at\ a\ passing\ rent\ of\ \pounds10,000\ per\ annum\ on\ an\ IRI\ lease\ until\ 2031.$

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



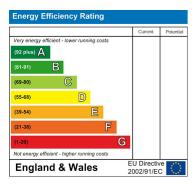


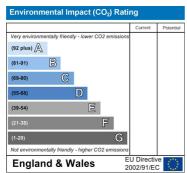




Whilst every alternet has been must be securate of the floor pin contained he me, measurements of doors, windows, comm and any other items are approximate and no responsibility is laken for any error, comissions or mis-statement. The measurements should not be relied upon for variablent, manascrial candler unding purposer. This plans is for its planstatey suppose only and build be used so but by any prospective purchaser or terest. The measurements should not be relied upon for variablent, manascrial candler unding purposer. This plans is for its planstate and so their coprisibility or efficiency can be given.

Converting 100, 111 of 2015. If the process of the planstate is a to their operability or efficiency can be given.











VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent