



Guide Price
£200,000
 Freehold

Wick Street, Littlehampton

- Freehold for Sale
- GF Commercial Unit
- FF One Bed Flat
- Rear Garden
- Currently Let
- EPC Rating's - Shop C - Flat - TBC
- High Street location
- Sole Agents

Robert Luff & Co are offering for sale the Freehold of the building that contains a commercial shop and residential flat being currently let at £9,000 per annum with a new premium of £15,000 per annum agreed from the 1st July 2022 with the existing tenant in situ. The whole building is approx 115 sqm/1239 sq Ft, with the shop being 67.9 sqm/731 and the first floor flat being 47.2 sqm/508 sq Ft, The property had private access to both units and there is a private rear garden. It is situated in Wick High Street, which has a good range of other shops and amenities and therefore a good footfall. For further information, please contact Robert Luff & Co on 01903 331567 or goring@robertluff.co.uk

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**Robert
 Luff & Co**
 Sales | Lettings | Commercial



Accommodation

Commercial Shop

Front Office/retail space 19'4" x 15'3" (5.9 x 4.66)

glass front door and windows, storage cupboard with meters

Inner Room 7'5" x 8'4" (2.28 x 2.55)

window to side

Rear Room 18'4" x 11'9" (5.61 x 3.59)

sink, window and door to rear access

Cloakroom/u.c

with wash hand basin and low level u.c

First floor Residential Flat

Private Entrance

accessed from pathway to the side of the shop to the rear of the building, with stairs to the first floor landing which has access to loft space and cupboard

Living Room 15'3" x 12'0" (4.67 x 3.67)

double glazed window, tv point

Kitchen 8'11" x 8'0" (2.74 x 2.46)

measurements are to include single bowl single drainer sink unit, window, range of cupboards and drawers, space for cooker and fridge/freezer

Bedroom 11'10" x 8'11" (3.63 x 2.72)

window

Bathroom/u.c

bath, low level u.c, wash hand basin, obscure window

Outside

Rear Garden

Is accessed from both the shop and flat and is a good size



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Floorplan



Total area: approx. 115.1 sq. metres (1239.0 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
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| England & Wales | | EU Directive 2002/91/EC | |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.