



Freehold Investment
26-28 Surrey Street, Littlehampton
West Sussex, BN17 6BG

Littlehampton, West Sussex, BN17 5BG
Tel: 01903 739000
Email: littlehampton@glyn-jones.com
www.glyn-jones.com



26-28 Surrey Street Littlehampton West Sussex, BN17 6BG

Recently Built Mixed-Use Investment

Don't miss out on a rare opportunity to acquire the Freehold interest of this impressive recent build enjoying a mix of commercial and residential units located in Littlehampton, West Sussex.

This attractive property presents a unique investment opportunity featuring ground floor self-contained retail space, two, one-bedroom apartments, and one two-bedroom apartment spread across three floors. Boasting modern amenities such as electric central heating, open plan living areas, fitted kitchens, and double-glazing, this property offers a comfortable living experience for tenants.

Positioned prominently on Littlehampton's bustling high street, this property enjoys a prime location ideal for both businesses and residents. The retail unit is equipped with underfloor heating, a staff room, and a WC, while the property offers the convenience of three allocated parking spaces each with vehicle charging points.

With all units currently occupied and generating an annual income of approx. £49,000 increasing in stepped increments, this blend of commercial and residential offers a hassle-free investment opportunity with an investment yield of approx. 7%.

Located in the heart of Littlehampton, residents enjoy easy access to the beautiful river and seafront, charming cafes, shops, and restaurants. Littlehampton is also surrounded by scenic countryside, offering opportunities for outdoor activities such as hiking and biking. Don't miss your chance to view this impressive property today!

Guide Price £720,000 - Freehold





Current Income:

Property	Rent	Approx. m ² /unit	Area m ²
Retail Unit	£902.50pcm	64.2 Sqm	691 Sq ft
Flat 1 (Two Bedroom Apartment)	£1,195.00pcm	74.2 Sqm	798 Sq ft
Flat 2 (One Bedroom Apartment)	£995.00pcm	54.2 Sqm	548 Sq ft
Flat 3 (One Bedroom Apartment)	£995.00pcm	51.0 Sqm	583 Sq ft
		2620 Sqm	28,201 Sq ft
Total Income	£4,087.50pcm / £49,050.00 per annum		

Agents Note: There are stepped rent increases included within the lease of the retail unit which will raise the annual income to £50,760.



Total Area: 2622 ft² ... 243.6 m² (Includes Retail Unit & Flats 1, 2 & 3)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2025

Littlehampton, West Sussex, BN17 5BG
Tel: 01903 739000
Email: littlehampton@glyn-jones.com
www.glyn-jones.com

NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

