



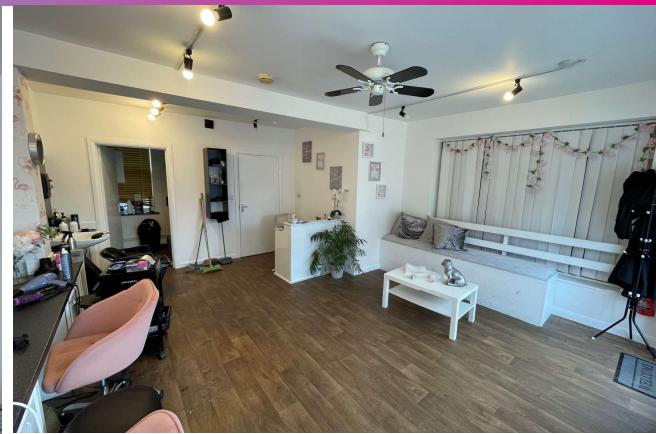
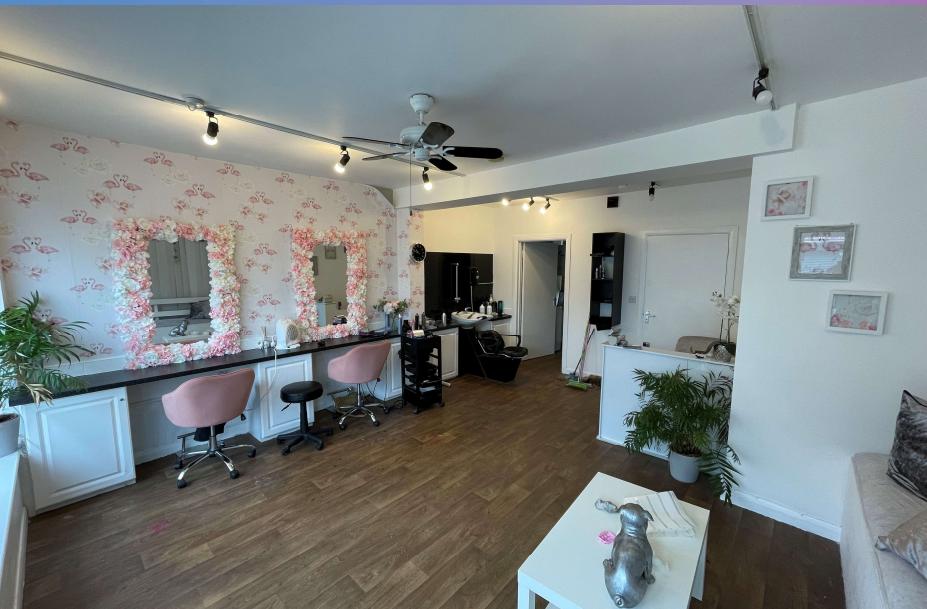
## RETAIL / OFFICE

294 Sq Ft  
(27 Sq M)

**RENT: £7,750 Per Annum**

# Prominent Corner Ground Floor Retail Premises

- + Situated in Littlehampton Town Centre
- + Close to Lidl Supermarket
- + Superb 22ft Return Window Frontage
- + Suit Variety of Commercial Uses (stpc)
- + Available From 28<sup>th</sup> October 2023
- + Low Overheads
- + New Lease Terms Available
- + Viewing Highly Recommended



## Location

New Road is a residential street in the heart of Littlehampton, close to the junction with Bayford Road, Arcade Road and the main High Street. Nearby commercial occupiers include Lidl & Sainsbury's supermarkets. New Road leads into Surrey Street which is home to a handful of independent retailers, office occupiers and restaurants. Littlehampton mainline railway station with its regular services along the coast and north to London (journey 1hour 45 minutes) is located approximately 0.25 miles from the subject property. The A259 coast road which has links to the A27 trunk road is located approximately 1.5 miles to the north. Littlehampton is a popular seaside town with a population in excess of 30,000 and is situated in between the cathedral city of Chichester (13 miles west) and the popular seaside resort of Worthing (9 miles east).

## Description

An opportunity to lease a small ground floor lock up retail / office premises in a Town Centre location. The property has for many years, traded as a hair and beauty salon and would suit similar use although other commercial uses will be considered, subject to gaining any necessary planning consents. The self contained ground floor is accessed via pedestrian door leading to an open plan retail area with small kitchen and WC at the rear. The property benefits from 22ft return window frontage, ample electrical points, laminate flooring, spot lighting and electric heating. Externally the windows are protected by electric roller shutters for added security. This is seen as a superb opportunity for a new or expanding business to secure retail / office premises in a Town Centre location with relatively low overheads.

## Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	261	24
Kitchen / Store	33	3
<b>Total</b>	<b>294</b>	<b>27</b>

## Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £2,450. It is therefore felt that interested parties, subject to their status should be eligible for 100% small business rates relief. Interested parties are asked to contact Arun District Council to ascertain what relief may be applicable to them.

## Summary

- + **Rent** - £7,750 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **EPC** – B(47)

## Viewing & Further Information

### Jon Justice

01903 251 600 / 07398 163 431  
[jon@justiceandco.co.uk](mailto:jon@justiceandco.co.uk)

### Sarah Justice

01903 251 600 / 07852 137 309  
[sarah@justiceandco.co.uk](mailto:sarah@justiceandco.co.uk)

307 Goring Road, Worthing, BN12 4NX

[www.justiceandco.co.uk](http://www.justiceandco.co.uk)