

usy Games

8



SHW

MAKING
PROPERTY
WORK
SHW.CO.UK



SHW **SHW.CO.UK**
Class E Retail Unit
TO LET
Contact:
Peter Sylvester 07930 195196
Duncan Marsh 07970 524840



TO LET

RETAIL – 712 SQ FT (66.11 SQ M)

45, High Street, Littlehampton, West Sussex, BN17 5EJ

DESCRIPTION

A mid-terrace building arranged over ground floor only in pedestrianised Littlehampton High Street. Internally, the unit is largely open plan and is suitable for a number of uses under Class Use E. To the rear there is a staff / kitchenette area which is also suitable for storage. Externally there is a shared courtyard space.

LOCATION

The premises are located in the heart of Littlehampton Town Centre in the main pedestrianised thoroughfare with other retailers including Sainsbury's, Costa Coffee & Greggs. Littlehampton benefits from ample customer parking with over 250 spaces in the town.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Retail Sales Area	528	49.03
Ancilliary space	184	17.08

AMENITIES

- Prominent position on Littlehampton High Street.
- LED Lighting
- Large open plan retail area
- Kitchenette
- Rear access

RENT

£12,000 PA NO VAT

TENURE

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

RATES

The April 2023 Rateable Value of the property is £9,400.

VAT

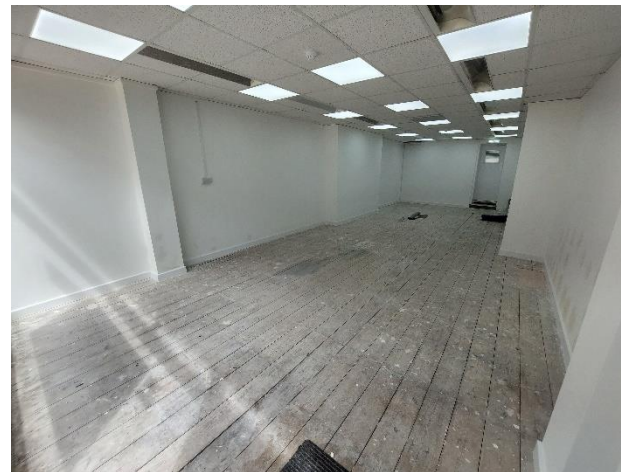
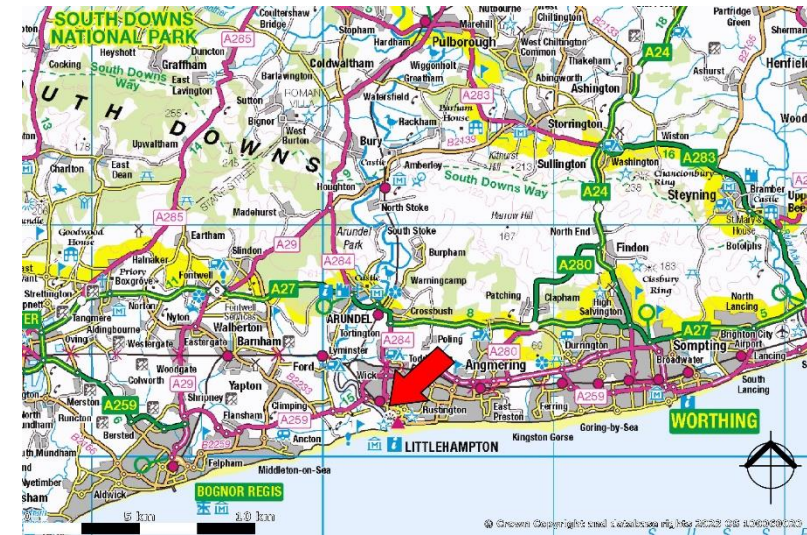
Not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

26-50 **B** 40 B



VIEWINGS – 01903 229 200

Duncan Marsh

t: 01903 229 201

e: dmarsh@shw.co.uk

Ben Collins

t: 01293 441312

e: bcollins@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

MAKING

PROPERTY

WORK

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fanestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316