



Town Centre Retail / Office Premises To Let
14 High Street, Littlehampton, West Sussex, BN17 5EE
Commencing Rent £5,000 Per Annum

Michael
Jones
& Company

14 High Street, Littlehampton, West Sussex, BN17 5EE

Location

Littlehampton is a popular seaside town located approximately 9 miles west of Worthing, 8 miles to the east of Bognor Regis and approximately 12 miles to the east of Chichester. Littlehampton has a population of approximately 55,000 and is situated on the A259 with connections to the A27 south coast trunk road. Littlehampton mainline railway station is immediately to the west and the property is located to west of the town centre on the busy junction of the high street.

Description

The premises is a ground floor retail unit which is mainly open plan in nature with a WC and kitchen to the rear of the property. There is one single entrance to the front. The property is has recently been refurbished. It is thought that the premises could benefit from both retail and office type use such as an estate agents, financial advisors or mortgage brokers.

Accommodation

Front Sales 410 sq ft
WC (to be installed)

Tenure

The property is available by way of a new full repairing & insuring lease with terms to be negotiated and agreed.

Rent

Year 1 £5,000 per annum
Year 2 £5,500 per annum
Year 3 £6,000 per annum

VAT

The rent on the premises is subject to VAT.

Service Charge

Unit 14 is liable for a small service charge contribution per annum. Further details available upon request.

Business Rates

According to the VOA website, the property has a rateable value of £4,250. Properties with a rateable value less than £12,000 are eligible for 100% Small Business Rates Relief, interested parties are advised to contact Arun Council on 01903 737500 to verify the above and to enquire as to the entitlement for rates relief.

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

Viewing

Strictly by appointment through Michael Jones Commercial.

EPC

An EPC is available upon request.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings. Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

Michael Jones & Company Commercial Department

First Floor, Chapelworth House, 22-26 Chapel Road, Worthing, West Sussex BN11 1BE

01903 201212

commercial@michaeljones.co.uk www.michaeljones.co.uk

Michael
Jones
& Company