



Prime Town Centre Double Front Retail Shop To Let – 1,629 Sq Ft

61-63 High Street, Littlehampton, West Sussex, BN17 5EJ

Commencing Rent £19,500 Per Annum

Michael
Jones
& Company

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Location

Littlehampton is a popular West Sussex town located on the southcoast being midway between Brighton and Chichester. The town is served by the A259 and A27 and is close to rail services to Brighton (40 minutes) and Southampton (1 hour 20 minutes) and London Victoria (1 hour 40 minutes). The property occupies a prominent position within the pedestrian high street with nearby occupiers including Greggs, W H Smith, Costa Coffee, Sainsburys, Boots and Superdrug.

Description

The premises comprise a double fronted ground floor retail shop located in the heart of Littlehampton town centre. The property also benefits from a rear courtyard and separate small rear access for deliveries only. The property has A1 consent and has previously been used as an off licence.

Accommodation

Ground Floor Shop Sales Area	851 sq ft
Rear Main Store Area	305 sq ft
Lean To/Store	134 sq ft
WC's/Kitchen/Stores	339 sq ft
Gross Shop Frontage	46'
Total Area	1629 sq ft

Tenure

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

Business Rates

According to the VOA website the property has a rateable value of £27,750. Rates payable are approximately £13,900 per annum however, interested parties are advised to make their own enquiries with the local rates department at Arun Council.

Rent

Year 1	£19,500 per annum exclusive
Year 2	£20,500 per annum exclusive
Year 3	£22,000 per annum exclusive
Year 4	£23,500 per annum exclusive
Year 5	£25,000 per annum exclusive

VAT

VAT may be charged on the quoting rent.

Legal Fees

Each party to pay their own legal costs.

Viewing

Strictly by appointment through Michael Jones Commercial.

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.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement



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