

4 Evans Gardens,
Arcade Road, Littlehampton, West Sussex,
BN17 5AP



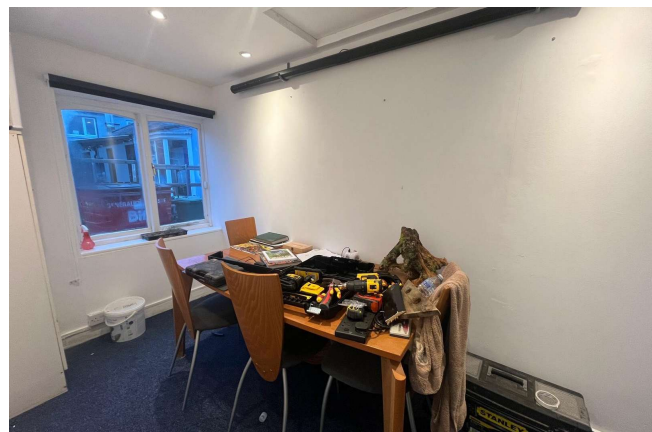
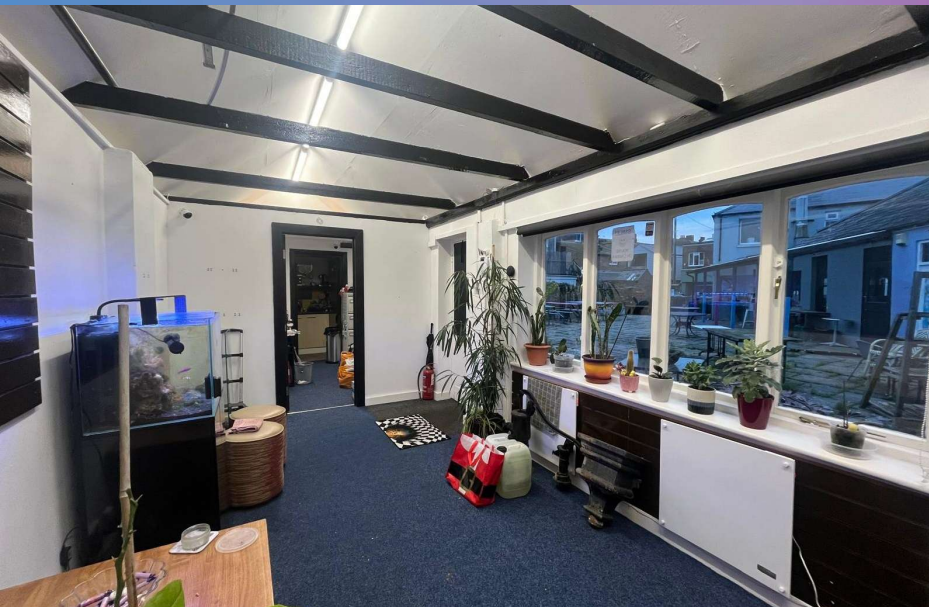
RETAIL / OFFICE

400 Sq Ft
(37 Sq M)

RENT: £6,000 PER ANNUM

Town Centre Versatile Class E Premises in Private Mews Setting

- + Situated in Private Mews in Heart of Littlehampton Town Centre
- + Nearby Occupiers Include Costa Coffee, Greggs, Sainsburys & Wimpey
- + Would Suit Variety of Commercial Uses (stpc)
- + Open Plan Accommodation
- + Ready For Immediate Tenant Fit Out
- + New Lease Terms Available
- + Viewing Highly Recommended



Location

Evans Gardens is a private mews setting in the heart of Littlehampton, close to the junction with Arcade Road and the main High Street. Nearby commercial occupiers include Ladbroke's, Lidl, Costa Coffee and Greggs. Beach Road & Arcade Road are home to a handful of independent retailers, office occupiers and restaurants and in more recent times has undergone significant regeneration, with new street furniture and paving. Littlehampton mainline railway station with its regular services along the coast and north to London (journey 1 hour 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

The property comprises of an open plan ground floor retail / office premises which would suit a variety of commercial occupiers (subject to gaining any necessary planning consents). The property benefits from attractive 30ft single glazed window frontage, carpeting throughout, vaulted ceiling (main retail area) / suspended ceiling (rear retail area) with LED strip lighting, ample electrical points, electric heating and burglar alarm (not tested). At the rear of the main retail area is a studwork partitioned office / treatment room and the WC.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	203	19
Secondary Retail Area	83	8
Office	97	9
Kitchen	17	1
Total	400	37

Terms

The property is available on an 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 £4,550. It is therefore felt that subject to Tenant status, that 100% small business rates relief may be applicable. Interested parties are asked to contact the local authority to confirm what relief (if any) is applicable to their business.

Summary

- + **Rent** - £6,000 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - E(103)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification may be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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