



**RETAIL / TAKEAWAY /
INVESTMENT**

1,003 Sq Ft
(93 Sq M)

GUIDE PRICE: £185,000

Mixed Use Freehold
Opportunity in
Popular Sussex
Town with
Development
Potential (stpc)

- + Situated in Popular Coastal Town of Littlehampton in West Sussex
- + Ground Floor Takeaway Premises with Upper Parts
- + Potential To Convert First Floor to Residential (STCP) & Extend First Floor
- + Potential To Produce £20,000 Per Annum Exclusive
- + Suit Owner Occupier or Investor
- + Viewing Highly Recommended



Location

East Street is a secondary shopping location in the heart of Littlehampton close to Beach Road and the main High Street. East Street is home to a handful of independent retailers, office occupiers and restaurants. Nearby commercial occupiers include Ladbrokes, Costa Coffee and Greggs. At the further end of East Street is the proposed new site for the town's Premier Inn Hotel. Littlehampton mainline railway station with its regular services along the coast and the North to London (journey time 1hour 45minutes) 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 a substantial and prominent two storey building of standard brick construction which has been rendered over the under tile hung pitch roof. For many years the property has occupied as a takeaway premises. The property is being sold with full vacant possession. The ground floor provides a small waiting area with tiled flooring, ample electrical points, strip lighting and a 13.5 inch double glazed frontage. To the rear of the ground floor is a fully fitted commercial kitchen with various gas cookers, sink, fridges and preparation stations. Further to the rear of the ground floor is a substantial storeroom and a downstairs bathroom. There is also side access leading onto the adjacent road of Stanhope Road. The first floor provides a further three standard sized rooms for storage or possible residential development.

Accommodation

Ground Floor	SQ FT	SQM
Ground Floor Shop / Retail	180	17
Kitchen	183	17
Store Room	88	8
Lean To & WC	107	10
Rear Garage	113	10
First Floor		
Room 1	156	14
Room 2	92	9
Room 3	84	8
TOTAL AREA	1,003	93

Terms

The property is available Freehold with full vacant possession upon completion.

Summary

- + **Guide Price** – £185,000 (One Hundred & Eighty Five Thousand Pounds)
- + **VAT** – TBC
- + **Rateable Value** - £6,000
- + **Council Tax** – Band A
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – D(94)
- + **AML** – In accordance with Anti-money laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together evidence /proof Identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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