

**NOT TO SCALE**  
For indicative purposes only



**DEVELOPMENT  
OPPORTUNITY**

4,574 Sq Ft  
Sq M

**GUIDE PRICE: £200,000**

## Residential and Commercial Development Opportunity Within Popular High Street

- + Situated in Heart of Littlehampton Town Centre With Nearby Occupiers include Sainsburys, Greggs, Costa Coffee, Superdrug and The Works
- + Rare Development Opportunity
- + To Comprise of New 3 Storey Development
- + Planning Granted For A Business Unit (Office), 3x 2 Bedrooms & 2x 1 Bedroom Flats
- + Suit Small or Established Developer
- + Contact Agents for Full Documentation Pack
- + Viewing Highly Recommended



## Location

Littlehampton is a popular West Sussex town located on the southcoast between the city of Brighton (23 miles east) and the cathedral city of Chichester (13 miles west). The town, which has a population of approx. 20,000, is served by the A259 and A27 roads whilst Littlehampton mainline railway station where services to Brighton (40 minutes), Southampton (1 hour 20 minutes) and London Victoria (1 hour 40 minutes) are located is situated 0.25 miles from the subject property. The property occupies a prominent position within the pedestrian High Street with nearby occupiers including Greggs, Costa Coffee, Sainsburys and Superdrug.

## Description

An excellent redevelopment opportunity occupying a prominent position on Littlehampton High Street. The former Bonmarche retail premises have undergone partial reconfiguration with the front section of the building retained and restructured to create a self contained retail unit benefitting from an attractive High Street frontage. To the rear, the existing building has been demolished, providing a clear development site with significant potential for a range of commercial uses, subject to necessary planning consents. The site also offers the opportunity to incorporate residential accommodation above, making it well suited to a mixed use redevelopment scheme. Located within the heart of the town centre, the property benefits from excellent visibility, and presents directly opposite the new Premier Inn development.

## Planning

Planning was granted via reference number LU/244/23/PL in December 2023 for the erection of a new ground floor Class E commercial and business unit, and 5 flats comprising of 3, 2 Bedroom Flats and 2, 1 Bedroom flats including covered and secure cycle and bin storage and access, and a central, shared landscaped courtyard. A full copy of the planning decision notice is available upon request.

## Accommodation

| Accommodation    | Floor  | SQ FT        | SQM        |
|------------------|--------|--------------|------------|
| Commercial Space | Ground | 1,173        | 109        |
| Flat 4 (2 Bed)   | First  | 689          | 64         |
| Flat 5 (1 Bed)   | First  | 581          | 54         |
| Flat 6 (2 Bed)   | Second | 689          | 64         |
| Flat 7 (1 Bed)   | Second | 581          | 54         |
| Flat 8 (2 Bed)   | Third  | 861          | 80         |
| <b>Total</b>     |        | <b>4,574</b> | <b>426</b> |

## Terms

The property is available freehold, subject to full vacant possession upon completion.

## Summary

- + **Guide Price** – £200,000 (Two Hundred Thousand Pounds)
- + **VAT** – To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – N/A
- + **Anti Money Laundering**- In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the buyer 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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