97-117 Wick Street, Littlehampton BN17 7JN

FLUDE commercial

01243 819000
www.flude.com

TO LET/FOR SALE

Substantial Commercial Building

Total Size 11,011 sq ft (1,022.94 sq m)

Key Features

- Large open plan commercial building, with shared parking for 65 cars
- Current use is A1, but alternative uses will be considered subject to terms and planning
- Rateable Value £62,000
- Ground Floor 7,459 sq ft (692.96 sq m)
- First Floor 3,552 sq ft (329.99 sq m)
- To let on new FRI lease or for sale
- Rent £75,000 pax or price £1,000,000 stc
- Nearby occupiers include Martin's, Glyn Norris Pharmacy, Sue Ryder, Domino's and William Hill

Agency | Lease Advisory | Management | Valuation | Investment | Development

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Location

Littlehampton is located nine miles west of Worthing and 13 miles east of Chichester. The property is situated on the western side of Horsham Road at its junction with Southfields Road, approximately one mile to the north of the town centre.

Nearby occupiers include Martin's, Glyn Norris Pharmacy, Sue Ryder, Domino's and William Hill.

Description

The premises comprises a large two storey building **with a return frontage.** Internally the ground floor is arranged as **retail sales area and storage**. There is additional storage, a staff room and WCs on the first floor. There is also rear loading and a goods lift to the first floor.

The building forms part of Wick Parade which benefits from free onsite **parking for around 65 cars.**

Accommodation

We have been provided with the following floor areas:

Floor		
Ground	7,459 sq ft	692.96 sq m
First	3,552 sq ft	329.99 sq m
Total	**11,011 sq ft**	**1,022.94 sq m**

Terms

The property is available to let by way of a **new full repairing and insuring lease** for a term to be agreed at a commencing rent of **£75,000 per annum exclusive**.

The freehold interest could also be available and we have been instructed to **guide at £1,000,000, subject to contract and with vacant possession.**

Estate Service Charge - TBC
Building Insurance - TBC

VAT

The property is registered for VAT.

Planning

We understand that the premises benefit from **A1 use within the Use Classes Order 1987** (as amended). The property would lend itself to alternative uses such as **D2 Leisure subject to terms.**

EPC

We understand the property has an **EPC rating of C.**

Business Rates

Rateable Value (2017): **£62,000.**

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Commercial:

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01243 929140

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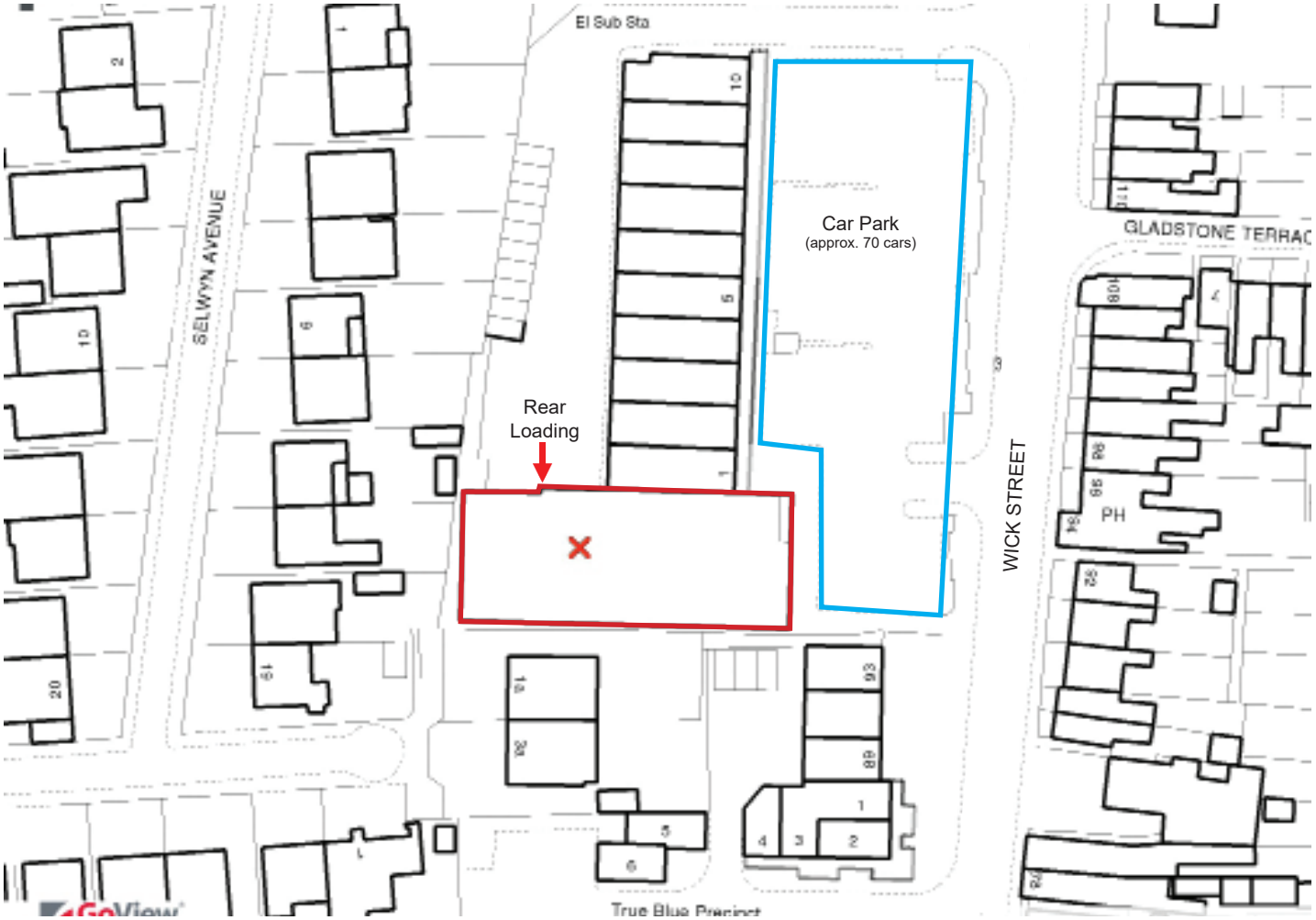
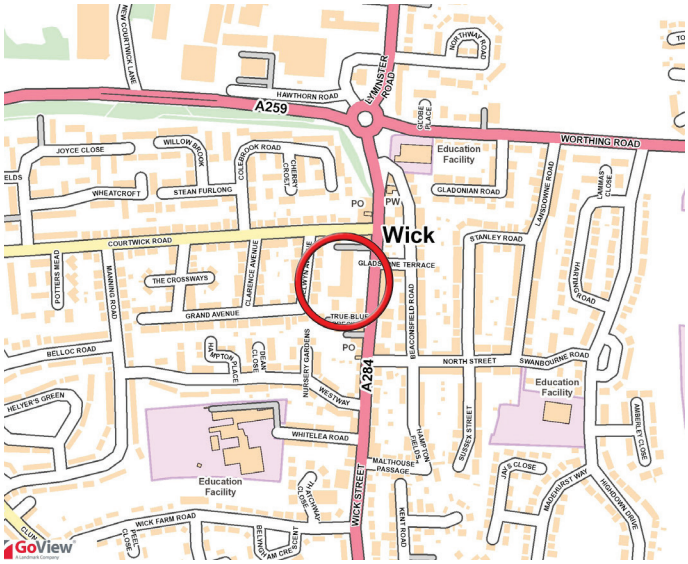
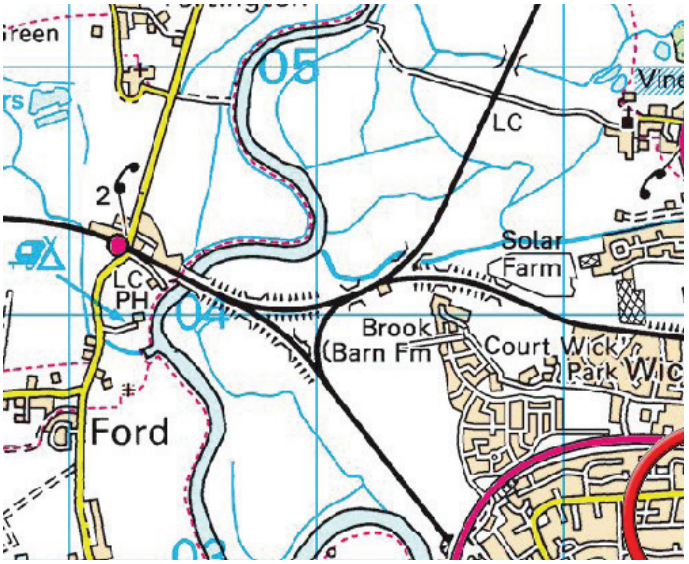
Location Plan







For identification purposes only.

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

3 July 2017