



40 High Street

Littlehampton, BN17 5ED

FOR SALE - High Street
Retail Investment
OIRO £140,000 FH

794.09 sq ft
(73.77 sq m)

- Investment Opportunity
- Newly constructed
- Town Centre Position

40 High Street, Littlehampton, BN17 5ED

Summary

Available Size	794.09 sq ft
Price	Offers in the region of £140,000
Business Rates	To be Reassessed
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A newly constructed retail space, the property has just undergone a full refit following conversion and has just been let on a new 10 year FRI lease commencing 7th September 2023 with 5 year break option at passing rental of £12,750 per annum exclusive and upward only open market review end of year 5 of the lease.

Location

Located in the heart of Littlehampton town centre on the South side of the High Street, the property occupies a prominent position with Sainsbury's located opposite and Costa Coffee also nearby.

Littlehampton train station is just a short walk away with pay and display parking also nearby to the property.

Accommodation

The accommodation comprises the following areas:

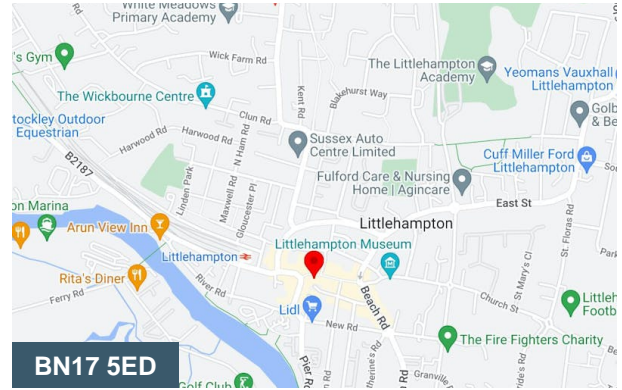
Name	sq ft	sq m
Ground - Ground Floor Retail	794.09	73.77
Total	794.09	73.77

Viewings

Viewings can be arranged via the Vendors Sole Agent Newlands Property

Terms

The property is available on a freehold basis with the upper parts sold off on a new 999 year lease with peppercorn ground rent. Offers are invited in the region of £140,000 which would equate to a net initial yield of 8.95% after purchase costs.



Viewing & Further Information



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