



## 2 Bank House

East Street, Littlehampton, BN17 6AX

**TO LET - New Class E Retail  
Unit  
Rental £12,000 PAX**

**685 sq ft**  
(63.64 sq m)

- New Lease
- Brand New Unit
- Available Now

# 2 Bank House, East Street, Littlehampton, BN17 6AX

## Summary

<b>Available Size</b>	685 sq ft
<b>Rent</b>	£1,000 per month
<b>Business Rates</b>	To be reassessed
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

Newly constructed Class E retail space, offering open plan layout with rear Kitchenette and W.C. Suitable for various uses excellent starter unit for a new or expanding business.

## Location

Located in Littlehampton town centre, with good level of passing trade and footfall situated on the main route into the town centre.

## Accommodation

The accommodation comprises the following areas:

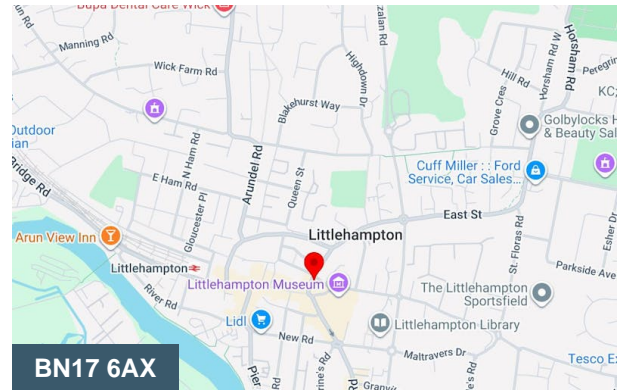
Name	sq ft	sq m
Ground	685	63.64
<b>Total</b>	<b>685</b>	<b>63.64</b>

## Viewings

Viewings can be arranged via the landlords Sole Agent - Newlands Property

## Terms

Available on a new FRI lease with terms to be agreed, asking rental £12,000 PAX



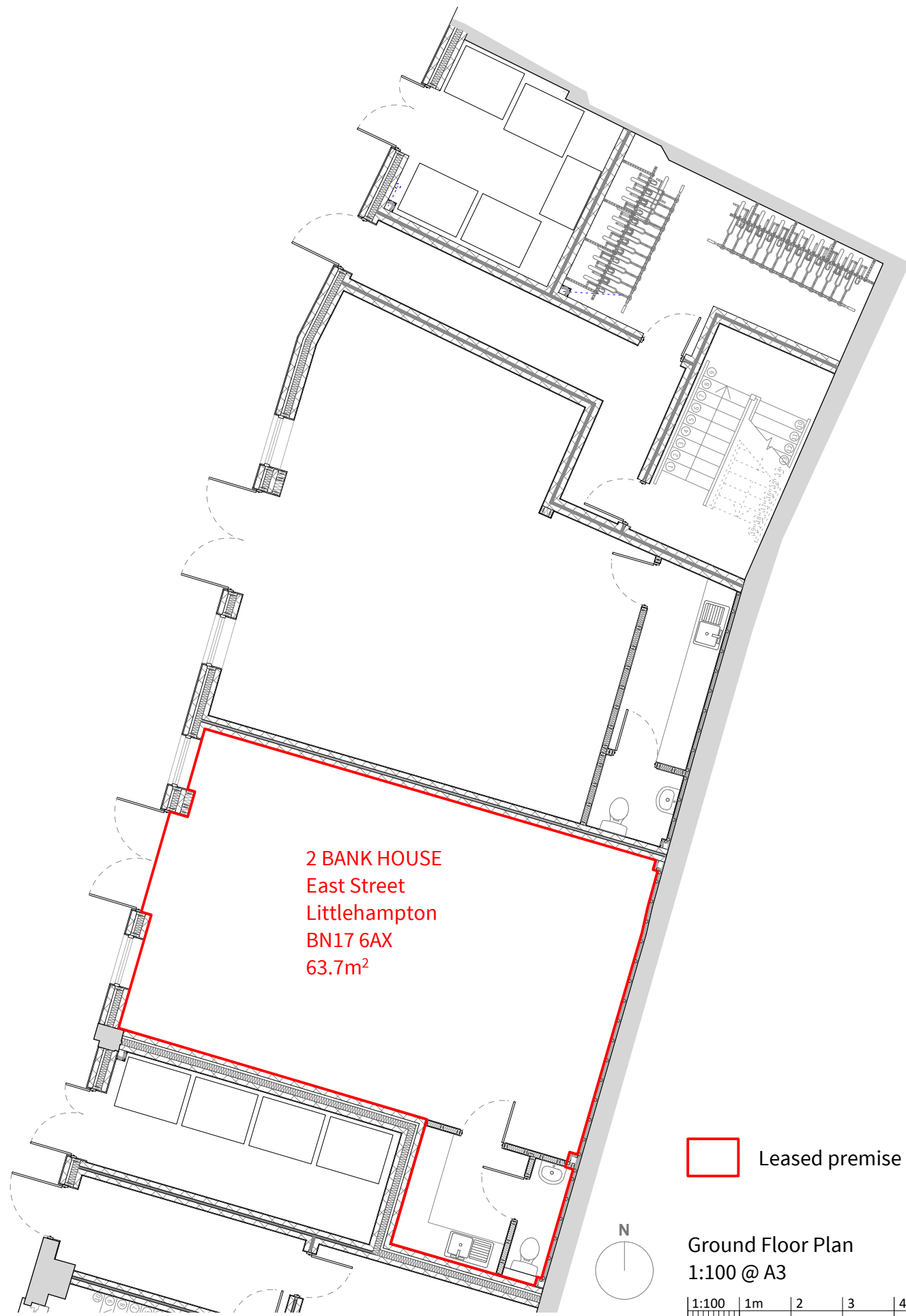
## Viewing & Further Information




**Richard Lowrey**

01273-779777 | 07725-723021

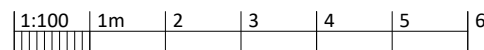
richard@newlandsproperty.com



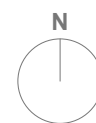
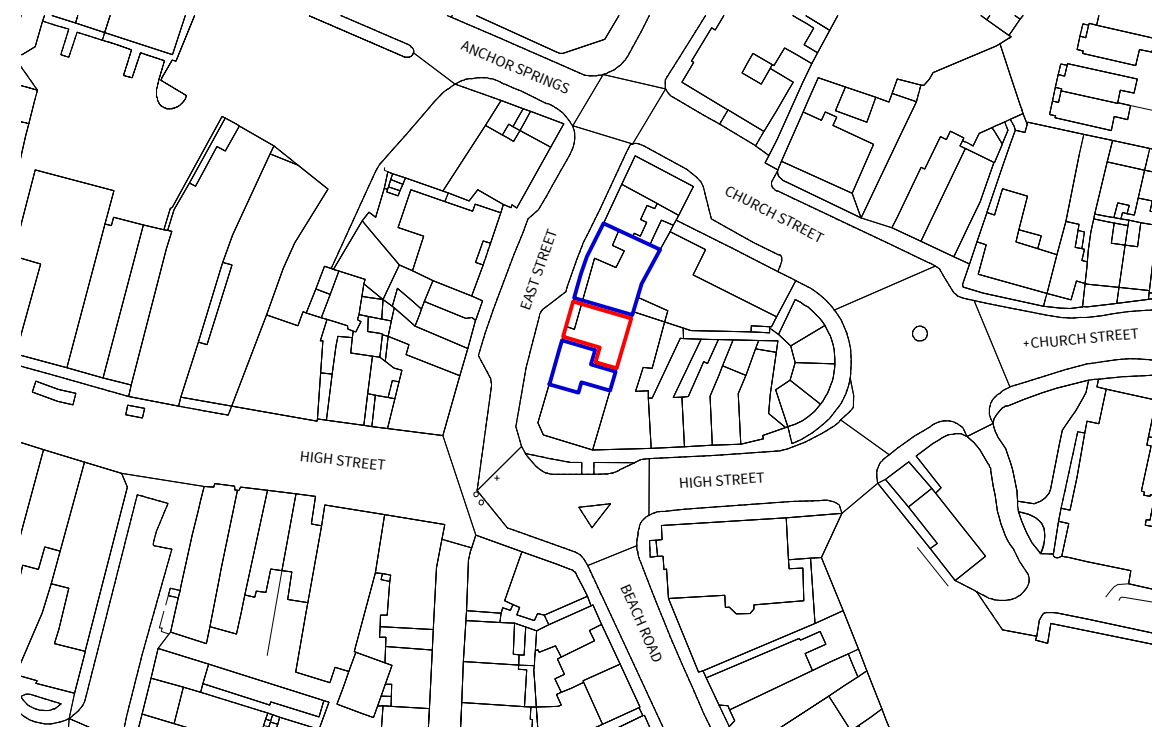
2 BANK HOUSE  
 East Street  
 Littlehampton  
 BN17 6AX  
 63.7m<sup>2</sup>

 Leased premise

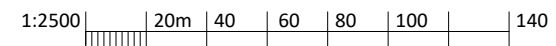
Ground Floor Plan  
 1:100 @ A3




Address: 2 BANK HOUSE, East Street, Littlehampton, West Sussex  
 BN17 6AX  
 Drawing: 22061-L-2BANK HOUSE-LEASE PLAN




Location Plan  
 1:1250 @ A3



Address: 2 BANK HOUSE, East Street, Littlehampton, West Sussex  
 BN17 6AX  
 Drawing: 22061-L-2BANK HOUSE-LEASE PLAN

 Leased premise

 Site boundary