



1 Bank House

East Street, Littlehampton, BN17 6AX

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

694 sq ft
(64.47 sq m)

- New Lease
- Brand New Unit
- Available Now

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Summary

Available Size	694 sq ft
Rent	£1,000 per month
Business Rates	To be reassessed
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	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:

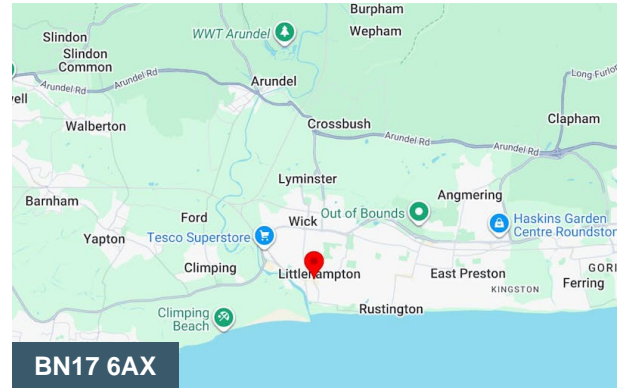
Name	sq ft	sq m
Ground	694	64.47
Total	694	64.47

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



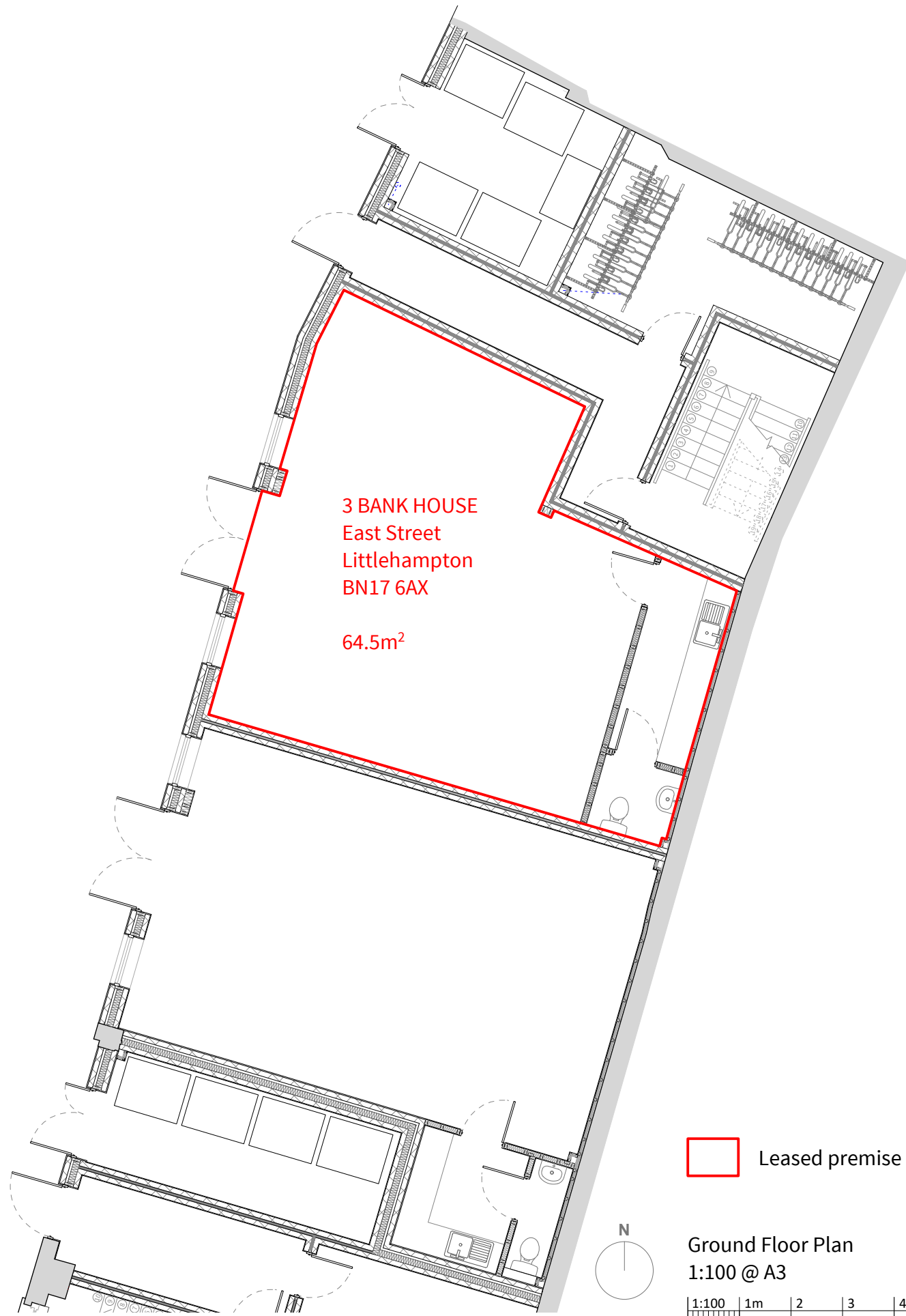
Viewing & Further Information




Richard Lowrey

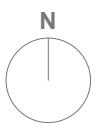
01273-779777 | 07725-723021

richard@newlandsproperty.com

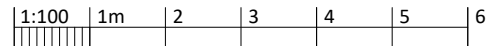


3 BANK HOUSE
 East Street
 Littlehampton
 BN17 6AX
 64.5m²

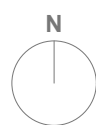
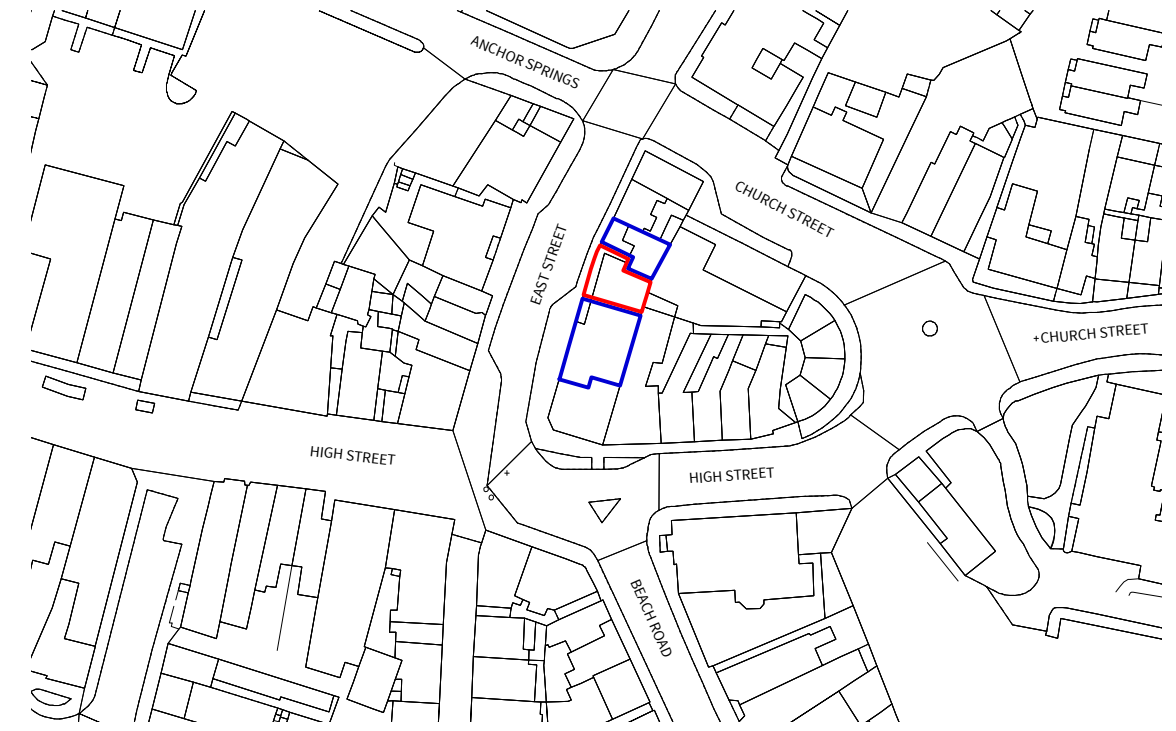
 Leased premise



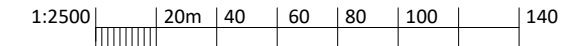
Ground Floor Plan
 1:100 @ A3




Address: 3 BANK HOUSE, East Street, Littlehampton, West Sussex
 BN17 6AX
 Drawing: 22061-L-3BANK HOUSE-LEASE PLAN




Location Plan
 1:1250 @ A3



Address: 3 BANK HOUSE, East Street, Littlehampton, West Sussex
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 Leased premise

 Site boundary