



3 Church Street
Littlehampton BN17 5EL

TO LET

GROUND FLOOR HIGH STREET BUSINESS SPACE

Size 34.62 sq m (373 sq ft)

Key Features:

- Ground floor business space in town centre
- Simple form of tenancy agreement available
- Available for occupation immediately
- Public parking in front of office (max 1 hour stay)
- Other uses, such as retail, considered (STP)
- Rent: £575 pcm
- No VAT
- Property qualifies for 100% rate relief





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Location

Littlehampton is located nine miles west of Worthing and 13 miles east of Chichester.

The property is located on Church Street which is within walking distance to the main High Street.

Accommodation

The property comprises a ground floor office which has been refurbished to a good standard.

The property is arranged with the main office area to the front with an additional office / store to the rear. The property has a kitchen area and single w/c. There is a combination of single and double glazing with electric heating throughout.

We have measured and calculate the accommodation to have an approximate **Net Internal Area (NIA) of 34.62 sq m (373 sq ft)**.

EPC

The property has an EPC rating of C55 which reflects a good energy performance score and can be beneficial in utility savings.

Planning

We understand that the premises benefit from B1(a) Office use within the Use Classes Order 1987 (as amended).

Terms

The property is available to let by way of a new internal repairing repairing and insuring lease for a term to be agreed at a commencing rent of £6,900 per annum exclusive.

Business Rates

Rateable Value (2017): £3,150

As the RV is below £12,000 100% small business rate relief is possible.

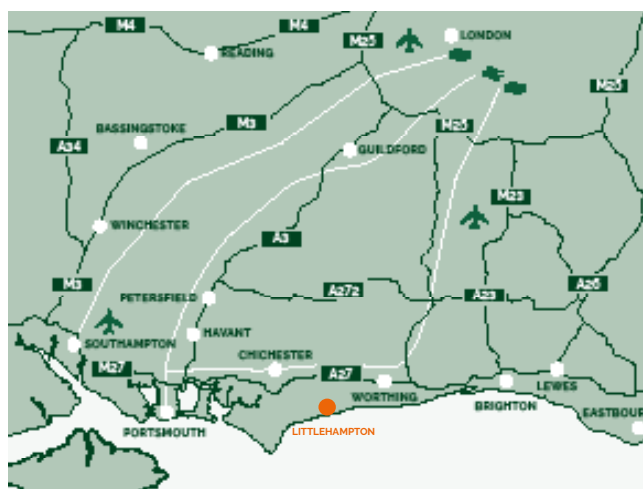
Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

We understand that the property is not elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.



Flude Property Consultants 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 Property Consultants 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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH

