

View towards the High Street



6 WEEK COMPLETION



SITUATION

Located at the corner of Church Street near to the junctions with Beach Road and the pedestrianised High Street, close to such multiples as **Lloyds Bank, Barclays, Boots** and many others.

Littlehampton is a popular seaside resort town lying midway between Worthing and Bognor Regis and enjoying excellent road access with the A259 and A27.

PROPERTY

Forming part of a modern parade comprising a **Ground Floor Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** on the two upper floors (**See Note**).

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 23'5" Internal Width 21'10"(max) narrowing to 14'0" Shop Depth 15'9" Built Depth 22'5" WC				VACANT
First and Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC, Separate WC	Individuals	1 year from 28th March 2013	£8,400	
TOTAL				£8,400 Plus Vacant Shop	

Note: The flat was completely refurbished in 2013 with Gas CH, new kitchen & bathroom, all at a cost approaching £20,000.

**£8,400 per annum
Plus Vacant Shop**

The Surveyors dealing with this property are
JOHN BARNETT and **JONATHAN ROSS**



JOINT AUCTIONEERS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts