



77 High Street

Littlehampton, BN17 5AG

## Town Centre Shop/Offices

1,076 sq ft

(99.96 sq m)

- Low Year 1 Rent
- Recent Refurbishment
- Town Centre Location
- Potential 100% Rates Relief (subject to status)
- Suit A Variety Of Uses (STP)
- 14' Frontage

# 77 High Street, Littlehampton, BN17 5AG

## Description

77 High Street comprises a prominent ground floor lock-up shop/office unit with two upper floors of offices.

The first and second floors are accessed via an internal staircase. The specification includes a ground floor kitchen, laminate flooring to the main shop a rear stores area & first floor male/female wcs. Heating is via a gas fired boiler.

The Property has recently undergone refurbishment, is vacant & ready to occupy.

## Location

The shop is located 100 yards off the pedestrianised area of Littlehampton town centre opposite a large public car park. Nearby occupiers include Boots, Leaders Letting Agents and a variety of multiple retailers & service providers.

Littlehampton's retail centre is a popular location with both locals and tourists alike.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Shop/Office	317	29.45	Available
Ground - Rear Offices/Storage	236	21.93	Available
1st - Offices	234	21.74	Available
2nd - Offices	289	26.85	Available

## Terms

Available on a new full repairing and insuring lease for a term to be negotiated. Details on application.

## Rent

Year 1 - £9,995 pax;  
Year 2 - £12,000 pax;  
Year 3 - £13,500 pax.

Rent net of business rates (where charged) & own running costs. A suitable Rent Deposit will be required

## Planning

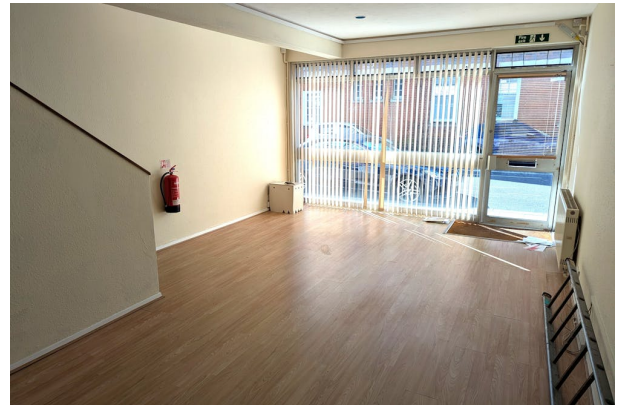
Interested parties are advised to verify via, Arun District Council, if their own use complies with planning.

## Business Rates

May qualify for 100% relief subject to tenant status. Applicants are advised to verify with Arun District Council.

## Viewings

By prior appointment only with sole agent Brierley & Coe.



## Summary

<b>Available Size</b>	1,076 sq ft
<b>Rent</b>	£9,995 - £13,500 per annum
<b>Rates Payable</b>	£2,994 per annum <small>Source VO. May qualify for 100% relief dependent on tenant status.</small>
<b>Rateable Value</b>	£6,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Property graded as F-G (G(G))

## Viewing & Further Information

**Paul Brierley**

07980 019008

paul@brierleyandcoe.co.uk

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. Generated on 15/10/2025

