



71 High Street

Littlehampton, BN17 5AE

FOR SALE BY AUCTION
Development Opportunity
Guide Price £525-575,000

5,369.24 sq ft
(498.82 sq m)

- Planning Approved
- Permission for 4x Shops & 23x Bed HMO

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Summary

Available Size	5,369.24 sq ft
Price	Auction £525,000
Rates Payable	£9,856 per annum
Rateable Value	£19,250
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (64)

Description

The property is a former banking hall with planning permission for conversion into 4x self contained shops with a 23 x Bed HMO across the upper parts, there is potential for alternative uses (STPC).

Full details of the application can be found on the Arun District Council website with reference LU/382/21/PL.

Location

The building occupies a prominent corner position on the high street of Littlehampton town centre, opposite the pedestrianised walkway. The seafront is a short distance from the building and Littlehampton station is also located just to the west of the building.

Viewings

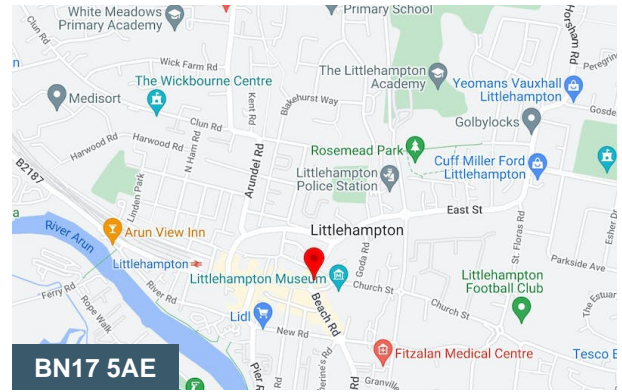
For further information regarding the building please contact the vendors joint sole agents;

Newlands Property Tel: 01273-779777 or

Lextons Tel: 01273-567766

Terms

The property is for sale on an auction contract basis with a guide price of £525-575,000 a full legal pack is available on request for interested parties. The property will be sold via online auction on Friday 14th October (unless sold prior to that date).



Viewing & Further Information



Richard Lowrey

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