



71 High Street

Littlehampton, BN17 5AE

TO LET - New Retail Unit
Rental £16,500 PA
(Currently under refurbishment)

788.71 sq ft
(73.27 sq m)

- NEW UNIT
- Available January 2023
- Corner Position

Summary

Available Size	788.71 sq ft
Rent	£1,375 per month
Business Rates	To be re-valued
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	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

This property is currently undergoing refurbishment to provide a new corner position retail space with W.C and Kitchenette at the rear of the property. It will be finished to shell form ready for a new tenants fit out.

For further details please get in touch.

Location

The property is located on the corner of the High Street, opposite the main pedestrianized area of the town, there is also street car parking nearby

Accommodation

The accommodation comprises the following areas:

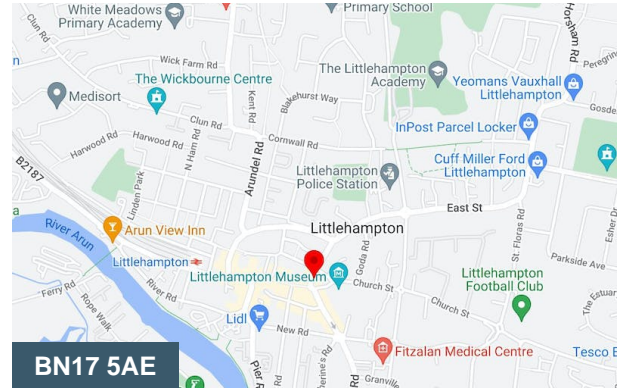
Name	sq ft	sq m
Ground - Ground Floor Retail Area	788.71	73.27
Total	788.71	73.27

Viewings

Viewings can be arranged via the landlords Sole Agents - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £16,500 per annum exclusive.



Viewing & Further Information



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