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TO LET

RETAIL – 1,115 SQ FT (103 SQ M)

Norfolk House, 3 Beach Road, Littlehampton, BN17 5HZ

LOCATION

The premises are located close to the junction with East Street and High Street in Littlehampton town centre.

Nearby occupiers include Ladbrokes, Lidl, Costa Coffee and Boots.

DESCRIPTION

The premises form part of Norfolk House, a 2-storey building with ground floor retail and offices above.

The unit which formerly traded as a restaurant / takeaway, comes with a fully fitted extraction system and is suited to a number of uses which fall under use class E.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Restaurant / shop area	1066	99.1
Kitchen	149	13.8
Total	1,115	103

AMENITIES / OPPORTUNITY

- Extraction
- Suspending ceiling
- Customer and staff w/c facilities
- Gas & electrical supply
- Prominent position
- Established trading position

RENT

£20,000 Per annum

RATES

The April 2023 Rateable Value of the property is £12,500.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EP

26-50

B

46 B



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