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Little Hair Angels

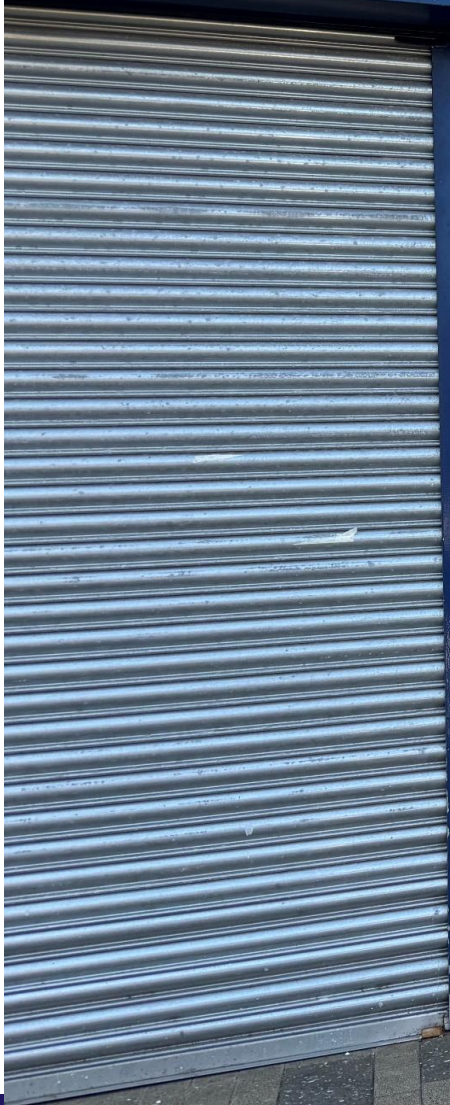


12 High Street
Littlehampton

Little Hair
Angels

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TO LET

RETAIL – 381 SQ FT (35.4 SQ M)

12 High Street, Littlehampton, West Sussex, BN17 5EE

DESCRIPTION

An attractive ground floor shop situated in a prominent position on Littlehampton High Street and close to the mainline Station. The premises comprises a ground floor sales area with staff kitchenette and WC to the rear.

LOCATION

The premises are located in the heart of Littlehampton Town Centre in the main pedestrianised thoroughfare close to Littlehampton Station, which provides services to Brighon, Southampton. Nearby occupiers include Sainsbury's, Costa Coffee & Greggs. Littlehampton benefits from ample customer parking with over 250 spaces in the town.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Sales	302	28.1
Rear staff area	78	7.3
TOTAL	380.	35.4

AMENITIES

- Prominent position on Littlehampton High Street.
- LED Lighting
- Open plan retail area
- Kitchenette

RENT

A new effective full repairing and insuring lease is available at a commencing rent of **£11,000 per annum exclusive**.

RATES

The April 2023 Rateable Value of the property is £3,950.

VAT

We understand that the property is not elected for VAT therefore no VAT is chargeable on the terms quoted.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

To be assessed.

**VIEWINGS – 01903 229 200**

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