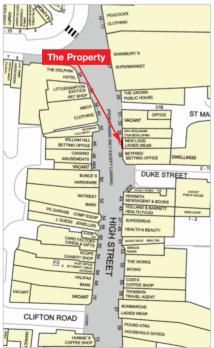


Littlehampton 37 High Street West Sussex BN17 5EG

- Freehold Shop Investment
- Town centre pedestrianised location
- Let to New Look Retailers Ltd
- Asset management opportunity
- Reversion 2019
- Current Rent Reserved

£29,500 pa







Tenure

Freehold.

Location

Littlehampton is a prosperous resort town situated on the south coast, 7 miles east of Bognor Regis, 14 miles east of Chichester, 9 miles west of Worthing and 63 miles south-west of London. Situated at the mouth of the River Arun, at the junction of the A284 and A259 and 2 miles south of the A27.

The property is situated on the north side of the pedestrianised High Street, close to its junctions with both Duke Street and Surrey Street. Occupiers close by include Betfred (adjacent), M&Co, William Hill (both opposite), Peacocks, Sainsbury's, NatWest, WH Smith, Superdrug, Halifax and HSBC, along with a number of both local and national traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor retail unit with ancillary storage on the first floor and office accommodation on the second floor. The second floor is accessed via No.39, which is not included in the sale. Please refer to the legal documents for more information.

The property provides the following accommodation and dimensions:

Gross Frontage	5.20 m	(17' 1")
Net Frontage	4.40 m	(14' 5")
Shop Depth	20.60 m	(67' 7")
Built Depth	21 95 m	(72' 0")

First Floor 36.50 sq m (382 sq ft)
Second Floor (sublet) 44.00 sq m (474 sq ft)

Total 80.50 sq m (856 sq ft)

Tenancy

The entire property is at present let to NEW LOOK RETAILERS LIMITED for a term of 15 years from 1st September 2004 at a current rent of £29,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand on inspection that the second floor is sublet to Henchleys Solicitors.

Tenant Information

No. of Branches: 578 stores throughout the UK. Website Address: www.newlookgroup.com For the year ended 26th March 2016, New Look Retailers Ltd reported a turnover of $\mathfrak{L}1.398$ bn, a pre-tax profit of $\mathfrak{L}178.5$ m, shareholders' funds of $\mathfrak{L}375.73$ m and a net worth of $\mathfrak{L}323.25$ m. (Source: Experian 08.06.2017.)

VΔT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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