



MANHIRE LLP
Chartered Surveyors

TO LET

Class E, Retail Units

Areas from 400 to 3,500 sq ft (65 to 325m²)



The Arcade, High Street, Littlehampton BN17 5DX

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Registered Office: The Victoria, 25 St Pancras, Chichester, West Sussex, PO19 7LT Registered No: OC416142 VAT No: 263 6399 73

Location

Littlehampton is a popular seaside town and the largest parish in the Arun District of West Sussex. The town is located approximately 50 miles south of London, 19 miles west of Brighton and 10 miles east of Chichester.

The town has an immediate population of approximately 55,000 with a wider catchment population within the Brighton/Worthing/Littlehampton conurbation of approximately 475,000 (2011 census). Littlehampton has access via the A284 to the A27, a major trunk road with direct connection to Brighton and Eastbourne to the east and Chichester and Portsmouth to the west. Littlehampton train station provides direct regular services to London Victoria, Brighton, Gatwick Airport, Portsmouth and Southampton with a journey time to Central London of approximately 100 minutes.

The property is situated at the eastern end of the prime pedestrianised section of the High Street, with The Arcade linking through to Arcade Road and properties fronting Clifton Road, which also links into the High Street. Operators within the immediate vicinity include Kamsons Pharmacy, Boots The Chemist, Lloyds Bank, Costa Coffee and Superdrug.

Accommodation

The Arcade comprises 9 retail units built on ground and first floor, together with 3 separate properties fronting the High Street.

The properties were constructed in the early 1920s and The Arcade is of local architectural interest.

All occupiers of the ground floor and retail premises within The Arcade are classified as Class E uses under the most recent Town & Country Planning (Use Classes) Order classification.



Floor Areas and Rents

The approximate gross internal floor areas and quoting rents are as follows:-

86 High Street (Ground Floor Only)	813 sq ft	£15,000 per annum exclusive
88 High Street (Ground Floor Only)	953 sq ft	£15,000 per annum exclusive
Unit H The Arcade	UNDER OFFER	
Unit A The Arcade	UNDER OFFER	
Unit A (Rear) The Arcade	UNDER OFFER	
Unit B The Arcade	UNDER OFFER	
Unit I The Arcade	UNDER OFFER	
Unit C The Arcade	UNDER OFFER	



86 High Street



88 High Street



Lease Terms

Upon application. Flexible lease terms available.

Planning

We understand the previous planning consent of the property was A1. From 1 September 2020 Class E replaced the A1 classification. In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b). Interested parties are advised to make their own enquires with Chichester District Council. Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard

VAT

VAT is payable on the rent.

Legal Fees

Each party to bear their own legal fees.

Business Rates

Rateable Values below £12,000 may be subject to 100% small business rate relief.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Energy Performance Certificate

A copy of the EPC is available upon request.

Viewings

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Manhire LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Manhire LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We also advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

