



INDUSTRIAL INVESTMENT WITH PLANNING CONSENT FOR 8 FLATS & 3 COMMERCIAL UNITS

R/O 47 Pier Road & Garages & Units 1&2 Clifton Road, Littlehampton BN17 5LW

LOCATION:

The subject properties are situated in Clifton Road to the rear of Pier Road overlooking the River Arun close to where it joins the English Channel and opposite Littlehampton Golf Club and Arun Yacht Club. Located on the edge of the town centre with Harbour Park Amusements, East Beach, Mussel Row restaurant, The Oyster Pond and Harvester all nearby, whilst Rustington is within walking distance along the coast road.

DESCRIPTION:

The site comprises 2 warehouse units and 3 garages with additional hard standing space for parking. Planning consent was obtained in December 2017 to demolish and build 8 apartments, 3 commercial units and ancillary parking. A right of way to the flat at 47 Pier Road will be granted over a small part of the land.

ACCOMMODATION:

The accommodation has the following approximate areas.

| | IMPERIAL | METRIC |
|-------------|------------|------------|
| Garages x 3 | | |
| Unit 1 | 1369 sq ft | 127.2 sq m |
| Unit 2 | 2304 sq ft | 214 sq m |

| TENANCY SCHEDULE | LEASE | INCOME |
|------------------|---|-----------|
| 3 Garages | Vacant | Vacant |
| Unit 1 | Vacant. | Vacant |
| Unit 2 | Internal repairing and insuring lease for a term of 3 years from 1 June 2016 outside the Landlord Act with provision for a mutual break clause from the 1st anniversary subject to 6 months' notice | £8,500 pa |

PRICE:

Offers invited for the Freehold Interest in the region of £275,000 exclusive of VAT

PLANNING :

Planning consent was granted on 19 December 2017 by way of a Planning Application LU/287/17/PL to demolish existing Garages & Units 1 & 2 to the rear of 47 Pier Road and build 6 x 2 bedroom flats, 2 x 1 bedroom flats and 3 commercial units. Plans and further details available upon request.



ENERGY PERFORMANCE CERTIFICATE:

An EPC is not required as the property is earmarked for redevelopment.

VAT:

The properties are elected for VAT. It is proposed that any sale will be by way of a TOGC.

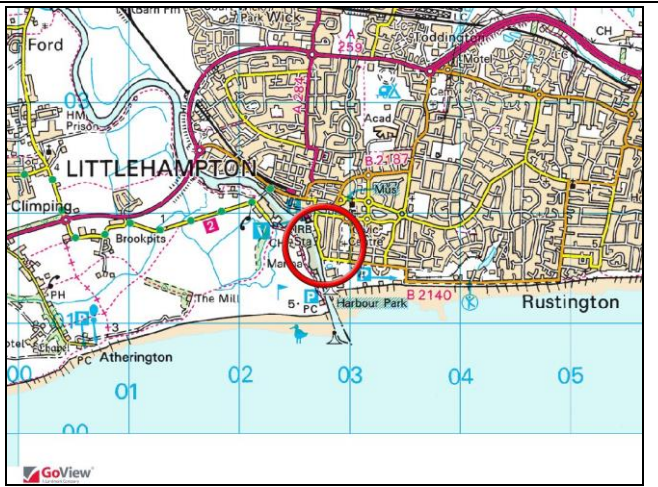
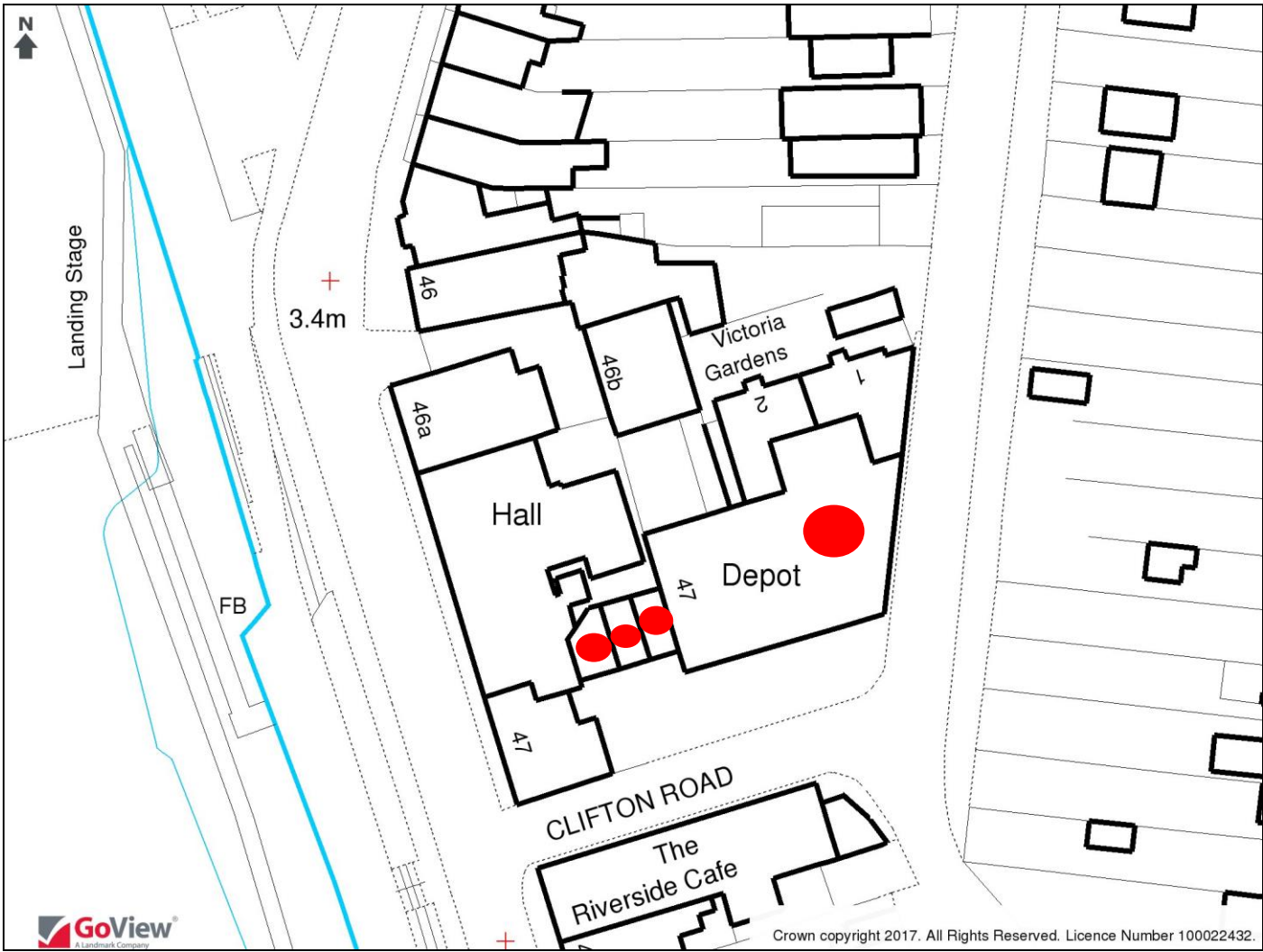
LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

47 PIER ROAD, (CLIFTON ROAD) LITTLEHAMPTON, BN17 5LW



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