



AMBULANCE HOUSE - TOWN CENTRE DEVELOPMENT SITE FOR SALE

- PP for 9 Apartments
- Sold with Vacant Possession of Existing Ambulance Station
- Popular Residential Area
- Current use - B8 Storage or distribution/Sui Generis
- GDV potential in the region of £2,250,000-£2,500,000

Interested in this property? Please contact us on 01903 792785



AMBULANCE STATION, EAST STREET, LITTLEHAMPTON, WEST SUSSEX, BN17 6AU

Location

Conveniently situated in an attractive and popular residential area of Littlehampton with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. Neighbouring towns Worthing and Bognor Regis are easily accessible via the A259 coastal road. The nearest station is Littlehampton which is approximately 0.7 miles away with bus services running regularly nearby. The site also benefits from being minutes away from River Beach Primary School and The Littlehampton Academy.

Description

This substantial site previously housed Littlehampton Ambulance Station and is predominantly rectangular in shape. Planning permission has been approved under consent LU/45/24/PL for the demolition of existing building and construction of 9 apartments with associated development including parking, landscaping and bin/bicycle storage.

In our opinion, this site may also suit other commercial uses (STNC).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	8,309	771.91

Tenure

Freehold

Price

Offers are invited in the region of £700,000 for the freehold interest.

Business Rates

Business rates to be assessed.

EPC

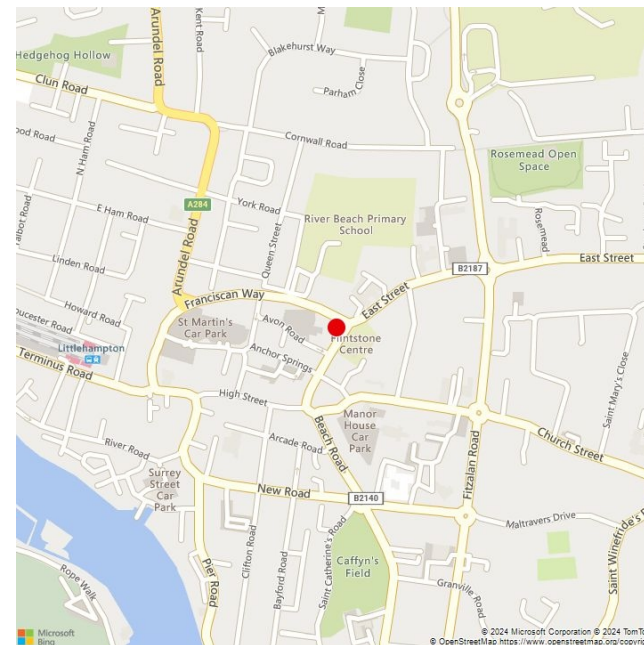
The property has an EPC rating of E - 102.

Use

We understand the premises benefit from Class B8 Storage or distribution and Sui Generis.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents,
Jacobs Steel.



Leigh Doherty

01903 792785

leighdoherty@jacobs-steel.co.uk



Nichola Charles

01903 792785

nicholacharles@jacobs-steel.co.uk

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

Jacobs | Steel