



17-19 BEACH ROAD LITTLEHAMPTON, BN17 5JA

GUIDE PRICE £500,000
FREEHOLD

****For Sale by Auction 25th September**** Guide Price £500,000+. A substantial freehold mixed-use investment currently producing £58,400pa. The property comprises a ground floor shop unit fronting Beach Road which is currently let at £8,000pa on a lease expiring 31st September 2029 with 3 x 2 bedroom flats and 1 x 1 bedroom flat which produce £50,400pa collectively. Please see tenancy schedule for full details. The property is centrally situated, close to the Oyster Pond and 0.5 miles from Littlehampton railway station. For further details please contact the auctioneer. Buyers are advised to consult the legal pack prior to bidding.

Shop
Let at £8,000pa

Flat 1
£1,100pcm until 5th November 2025

Flat 2
£1,100pcm until 13th November 2025

Nicholas James

SALES LETTINGS AUCTIONS







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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SALES LETTINGS AUCTIONS