

27 July 2020

Sloane and Brown Ltd
Unit 3b Woodhorn Business Centre
Woodhorn Lane
Oving
Chichester
West Sussex
PO20 2BX

FAO Mr P Brown

Dear Mr Brown,



Ground Floor 2 Wick Parade, Wick Street, Littlehampton, West Sussex

We write further to our ongoing agency instructions in regard to this property for the current owner who is our client. You have requested that we provide you with a marketing summary.

You have requested from us what marketing has been undertaken and the levels of interest/enquiries that have been, we therefore comment as follows;

Background

Marshall Clark LLP were instructed in following the notification of the vacation of the previous tenant to market the property to find a new tenant.

In November 2019 the previous tenant notified Marshall Clark LLP of their plans to vacate.

The property is a ground floor retail unit of approximately 779 sq.ft (72.39 sq.m) and is located in an established shopping parade, to the North of Littlehampton town centre.

Location

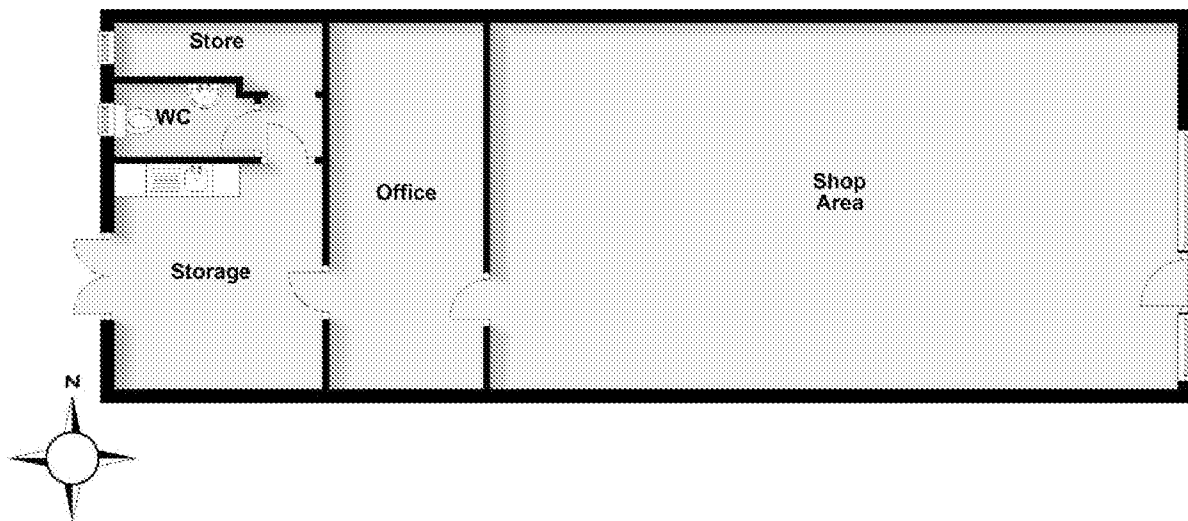
The property is located within a shopping parade with other occupiers being Dominos, William Hill, a pharmacy, Wick Mini Market and the former Pound Stretcher which appears to have closed down.

The property is situated just to the south of Morrisons supermarket and is approximately 1 km to the North of Littlehampton Town Centre.

Description

The property is currently a ground floor lock up shop with toilet facilities and kitchenette facilities to the rear, with the main area at the front. To the rear of the property there is a communal service road.

Approx. 87.6 sq. metres (943.1 sq. feet)



Above is the floor plan of the property.

Marketing

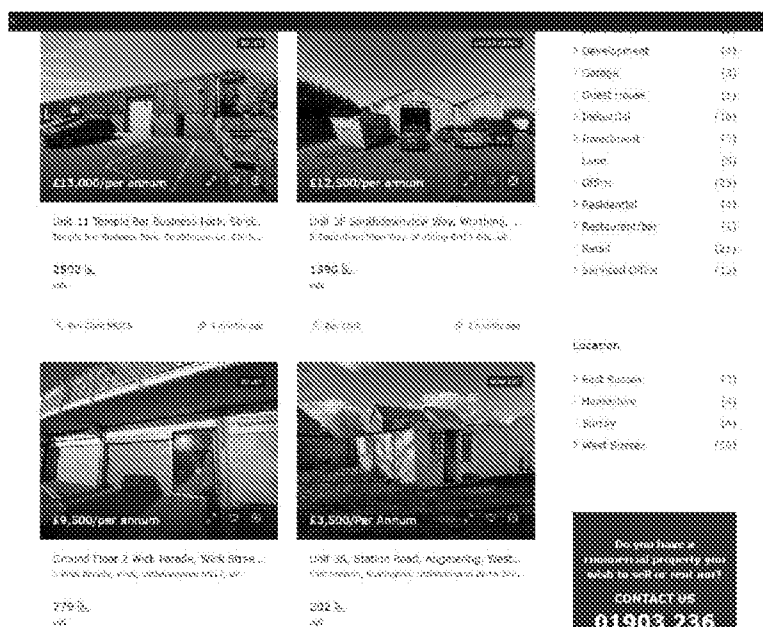
The marketing commenced in late November 2019 when the knowledge of the tenant vacating was confirmed. The tenant moved out of the property in March 2020. There have been minimal enquiries on the property.

The property has been marketed on;

www.zoopla.co.uk

www.primelocation.co.uk

www.marshallclark.co.uk

Marshall Clark LLP
website snap shot

The property has an agents board in the window advertising its availability in the market.

There have been a number of enquiries for the property, however, none have lead to be positive.

Marketing particulars have been produced for the property and they can be seen at the rear of this report – these have been mailed out to our in house data base.

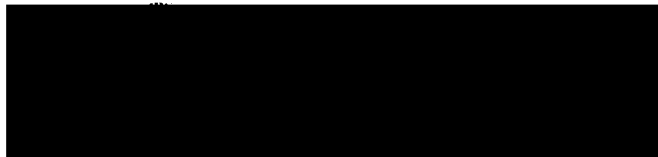
Marketing Conditions and Conclusions

Overall the retail sector is struggling, this ultimately lead to the closure of the premises to the former tenant Martin McColls.

In spite of the proactive and targeted marketing campaign that has been undertaken by Marshall Clark LLP, which has exposed the property to a local and regional network of potential applicants we have been unable to agree terms with a party under the current use as A1 Retail. The only serious interest in the property has been from a take-away operator.

In conclusion of the above it is our opinion that after this period of time marketing the property it is worth considering alternatives uses for the property to ensure that it becomes occupied for the benefit of the parade and other occupiers.

Yours Sincerely



B C CLARK MRICS
MARSHALL CLARK LLP

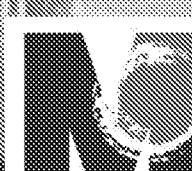
TO LET

GROUND FLOOR LOCK UP SHOP
BUSY LOCAL PARADE
72.39 m² (779 ft²)

01903 236599

www.marshallclark.co.uk

2 WICK PARADE, LITTLEHAMPTON, WEST SUSSEX,
BN17 7JQ



MARSHALLCLARK

CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

2 WICK PARADE, LITTLEHAMPTON, WEST SUSSEX, BN17 7JQ

GUIDE RENT £9,500 PA

LOCATION:

Wick Parade is located just to the north of Littlehampton Town Centre. Wick Parade is about 200 m to the South of Wick Roundabout serving the A259 which is the main road leading west to Bognor and to the east Worthing. The Wick Parade has a mix of retailers including Dominio's, Poundstretcher, a pharmacy, new agents, café and William Hill.

DESCRIPTION:

The premises comprises a ground floor lock up shop in an established parade. The premises is currently arranged with main retail to the front, with a small store, kitchenette and WC's to the rear. There is rear access for loading purposes and ample parking to the front.

The property is currently used as A1 retail, however, may be suitable for other uses subject to planning consents

The premises has approximate net internal floor area of:

Ground Floor Area	779 ft ²	72.39 m ²
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LEASE TERMS:

A new effective full repairing and insuring lease is available with terms to be negotiated

VAT:

We understand that VAT is not payable

RATES:

Rateable Value £5,900 (VOA 2017 list)

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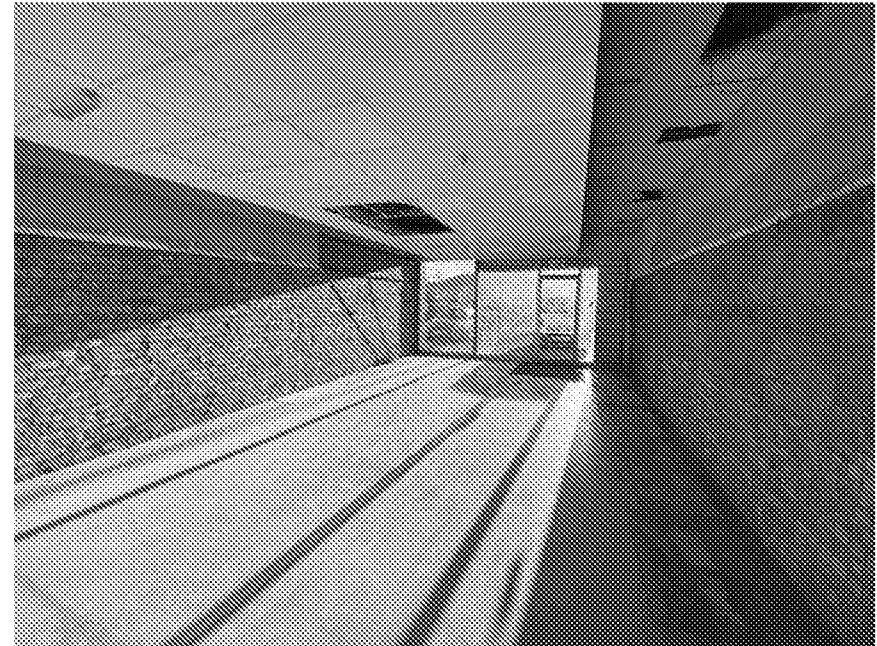
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LEGAL COSTS:

Each party to be responsible for their own legal costs

EPC:

C—58



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Energy Performance Certificate
Non-Domestic Building



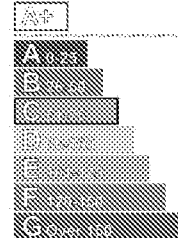
2 Wick Parade
Wick
LITTLEHAMPTON
BN17 7JQ

Certificate Reference Number:
2252-3072-6461-0800-0064

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for the type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the installation, sale and for of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



58 This is how energy efficient the building is.

Less energy efficient

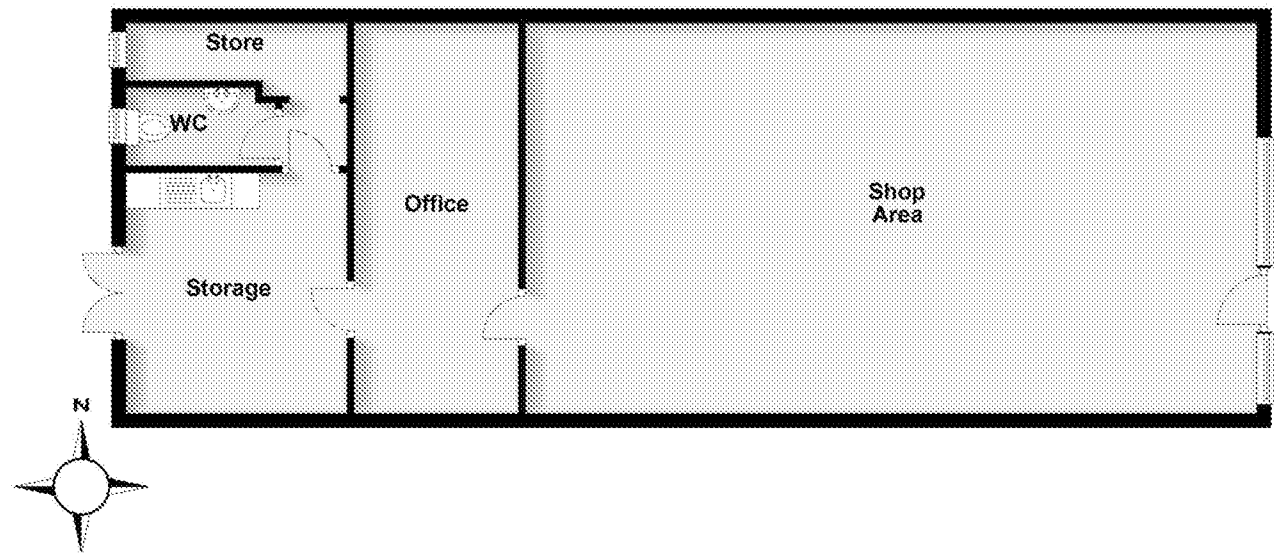
Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 95
Assessment Level: 3
Building production rate (kgCO₂/m² per year): 11.35
Primary energy use (kWh/m² per year): 121.05

Benchmarks

Buildings similar to this one could have ratings as follows:
If newly built
If typical of the building stock

Approx. 87.8 sq. metres (943.1 sq. feet)



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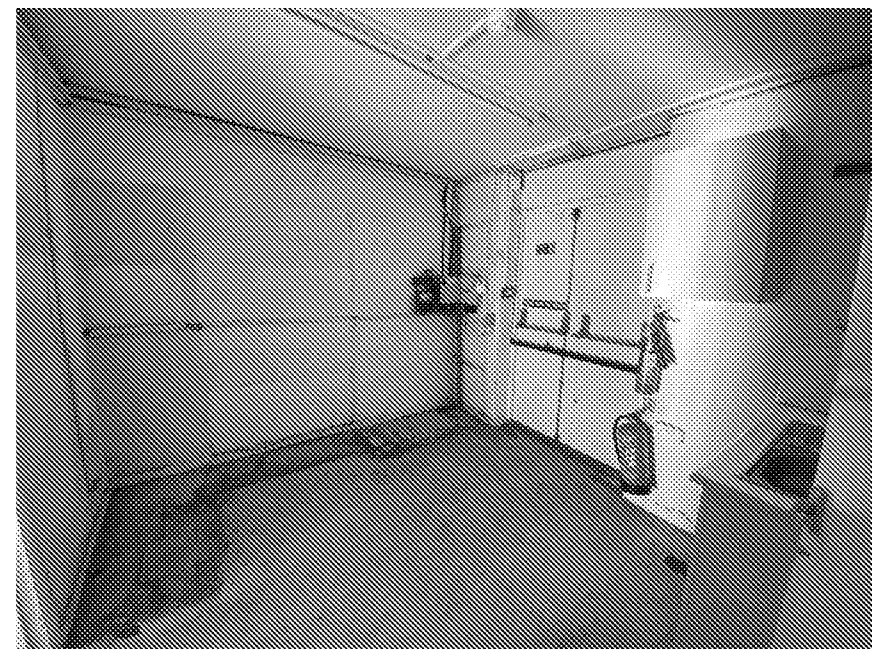
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