Flude
PROPERTY CONSULTANTS

FREEHOLD
FORMER AMBULANCE STATION

FOR SALE

Littlehampton Ambulance Station
East Street, Littlehampton, West Sussex BN17 6AU

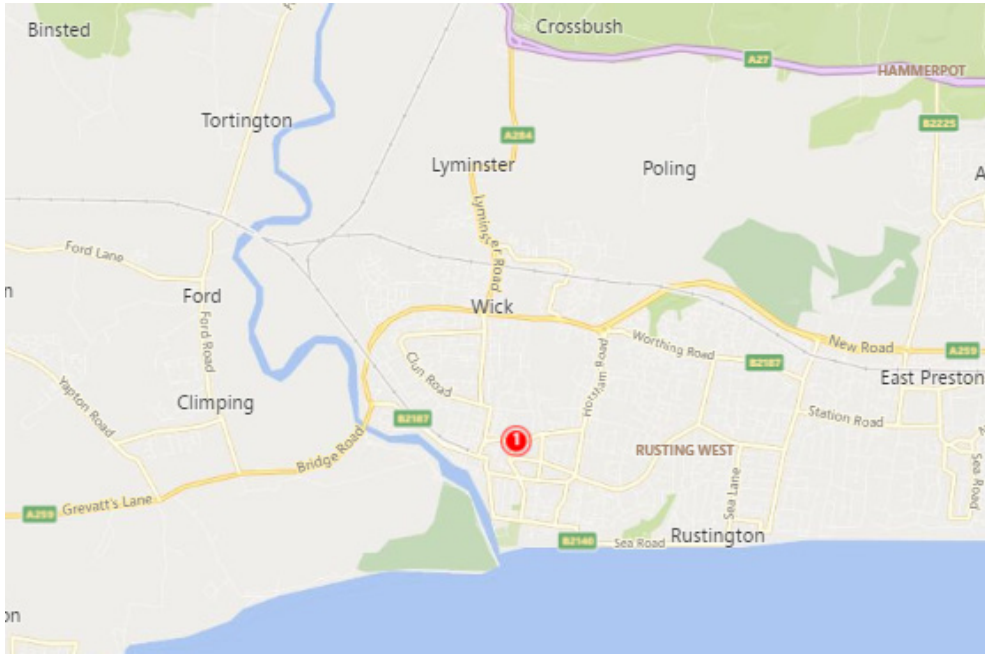
Key Features

- Available for a variety of uses (STP)
- Central position close to public car parks, bus and rail stations
- Forecourt & loading area & parking
- Self-contained site of 0.08 ha (0.20 acres)
- Ambulance Bay of 1,065 sqft (99.02 sqm) and Staff Welfare Block of 769 sqft (71.40 sqm),
- Total Area 1,834 sqft (170.42 sqm)
- May be eligible for small business rate relief
- Current use is Sui Generis but would suit alternative E Class and B8 uses
- Possible development site STP
- Offers sought in excess of £300,000 on an unconditional basis but conditional offers will be considered

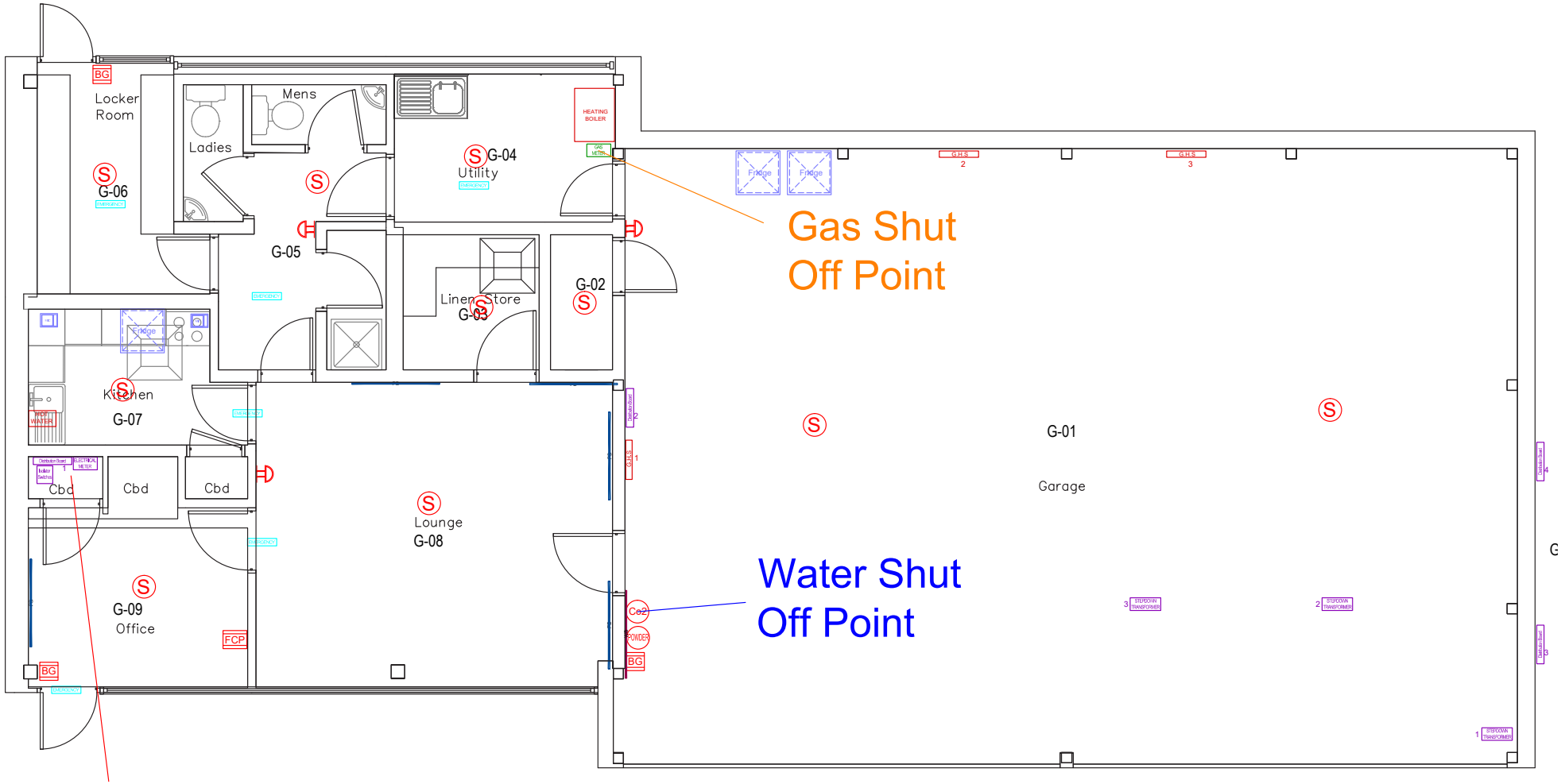
Location

The property is located on the edge of the town centre of Littlehampton just off East Street, one of the principle roads leading into the centre. The access spur road off East Street known as Paterson Wilson Road provides access to the property but also provides access to adjoining buildings and parking areas occupied by West Sussex County Council, the National Probation Service and Littlehampton Police Station.

To the west of the site is a public footpath bound by a brick wall and beyond that the playing fields of the River Beach Primary School. To the north are residential properties.

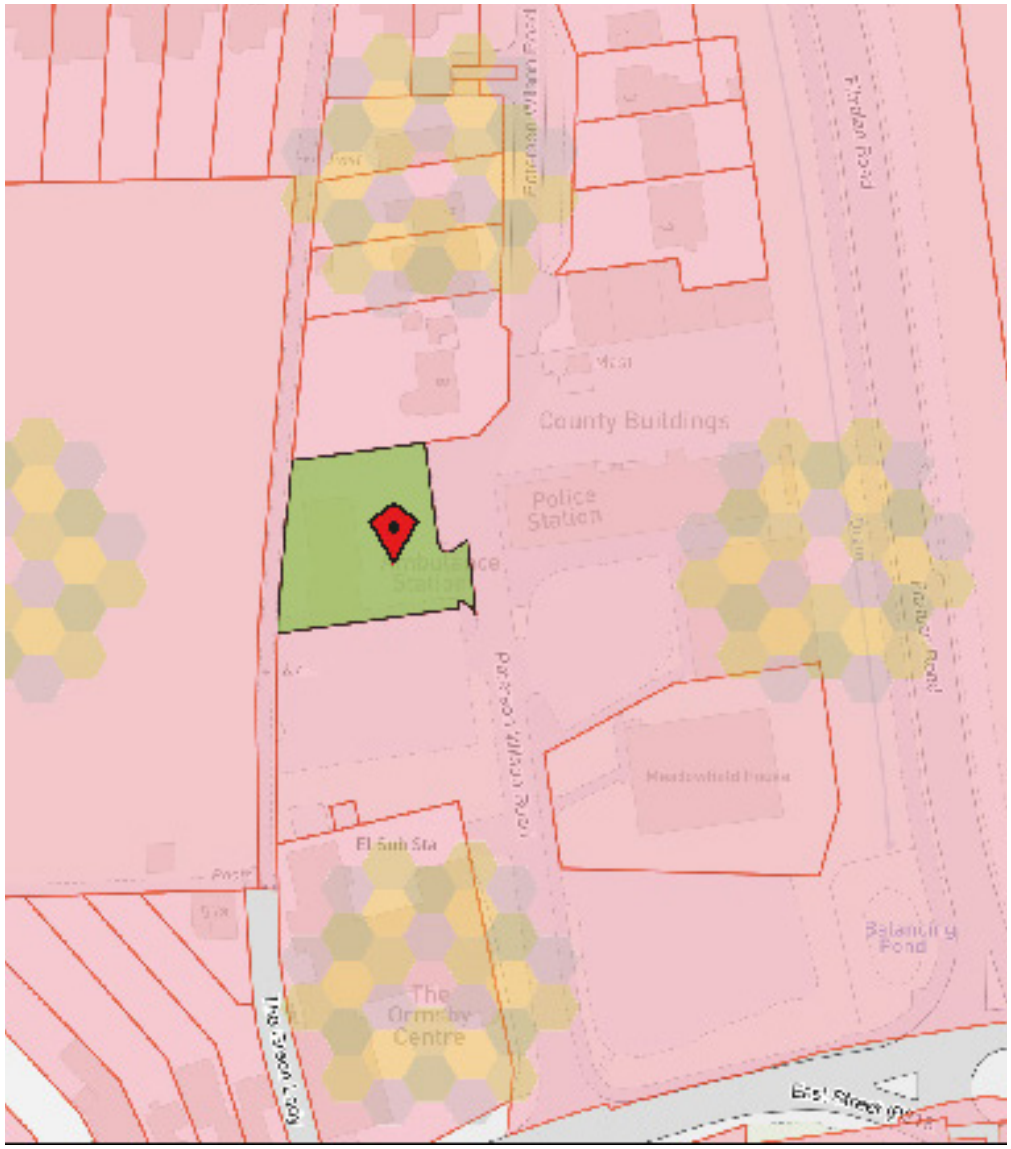


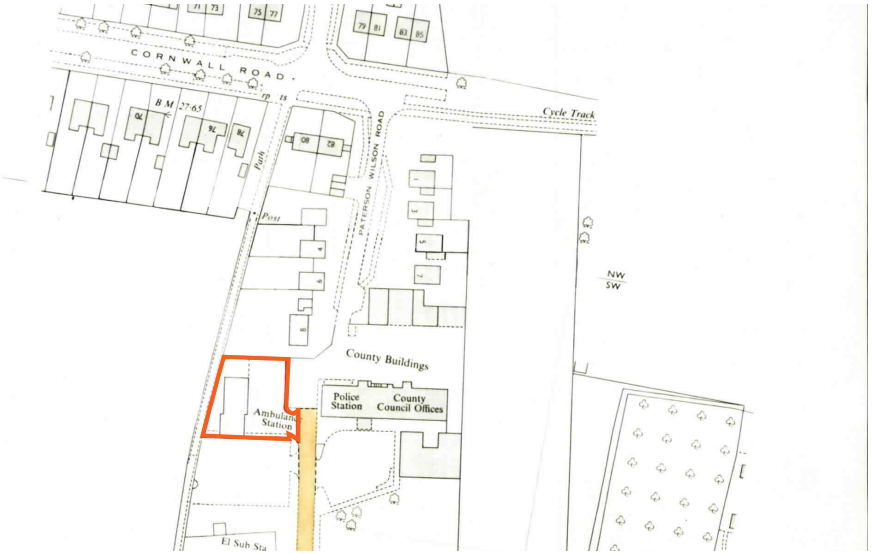
Plans



Maps and plans are for indicative purposes only.

Plans





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Description & Accommodation

The property comprises a purpose built ambulance station formed of two sections. Primarily, the ambulance bay with concertina loading doors, this section has brick elevations with a minimum eaves height to underside of the steel frame construction of 4.05m (13ft 3 inches) and a maximum height to underside of the roof of 4.25 m (14 ft). Internally the building has a concrete screed floor with a minimal fall to a central drain for wash down of vehicles.

In addition there is a single storey staff welfare accommodation formed of a number of rooms including offices, stores, kitchen, crew room, male and female WC's, showers and changing area. This can be accessed independently or through the ambulance bay.

We understand that the property has all mains utilities.

The property is detached within its own site of 0.08 ha (0.20 acres) providing a good yard and parking area for over 10 vehicles.

The accommodation has the following approximate Gross Internal Area (GIA):

Description	Sq m	Sq ft
Ambulance Bay	99.02	1,065
Staff Welfare Block	71.40	769
Total	**170.42**	**1,834**

Rateable Value

Rateable Value (2017): £10,250

As the RV is below £12,000, we believe 100% small business rate relief is possible.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

Please contact the agent for further information.

Planning

We understand that the property was purpose built as an ambulance station and has been used as such for many years. This is classed as Sui Generis under the Use Classes Order. The most obvious uses for the existing buildings would be use class E - commercial business and service uses and Class B8 - Storage and Distribution.

The site is bound by the Arun District Local Plan of 2018 and The Littlehampton Neighbourhood Plan of 2014. In relation to the Local Plan, the site is located within an Economic Growth Area.

Terms

We have been instructed to market the property with vacant possession and our client is looking for offers in excess of £300,000 for the freehold interest subject to contract. Offers that are unconditional would be preferred but our client would consider conditional offers on a subject to planning basis, based on their merits.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.

Flude
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Further Information

Please contact the sole agents Flude Property Consultants:

Mikael Goldsmith
m.goldsmith@flude.com
01243 929141

Mark Minchell
m.minchell@flude.com
01243 929136

Flude Property Consultants 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 Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

8 July 2021

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