



RESTAURANT PREMISES WITH LIVING ACCOMMODATION

59 Pier Road, Littlehampton, West Sussex, BN17 5LP

DESCRIPTION:

An opportunity to occupy a restaurant premises with living accommodation situated in a prime trading location in Littlehampton.

The premises have a main restaurant seating area of approximately 480 sq ft together with kitchen and ample storage to the rear.

On the first floor there is a non-self-contained flat with lounge, kitchen, bedroom and shower room with WC.

The property is situated in an excellent trading location overlooking the River Arun and within walking distance of the seafront & promenade, Harbour Park Amusements, Littlehampton train station and the town's main shopping areas.

The premises have most recently traded as an Indian Restaurant but are considered suitable for a variety of different users and cuisines.

New lease terms are available and viewing is strongly recommended.

ACCOMMODATION:

The accommodation with approximate sizes and dimensions comprises:

Ground Floor:

Main Restaurant

Maximum overall depth	37'2
Maximum overall width	14'3
Approximate area	481 ft ²

Kitchen	160 ft ²
Stores	479 ft ²

First Floor:

Lounge	14'5 x 12'11
Kitchen	12'2 x 11'9
Bedroom	13'8 x 10'7
Shower Room and WC	

LEASE:

The premises are offered with the benefit of a new full repairing and insuring lease with terms to be agreed

RENT:

£12,000 per annum

LEGAL FEES:

Each side to be responsible for their own legal cost however the incoming tenant is to be responsible for the Landlord's abortive costs.

RATES:

The Rateable Value for the property is £4,700 and therefore any ingoing occupier would likely be subject to Small Business Rate Relief and there would be no rates payable. All parties are advised to make their own enquiries with the local authority.

VIEWING:

Strictly by prior appointment with Spratt & Son.

ENERGY PERFORMANCE CERTIFICATE:

Copies of the EPC and Recommendation Report are available upon request.