



**SITUATION**

Occupying a prominent frontage close to the junction with Beach Road and the pedestrianised Town Centre amongst a variety of multiples including **Boots, Ladbrokes, Barclays, Lloyds Bank** plus a host of established local traders. Littlehampton is a popular seaside resort town lying midway between Worthing and Bognor Regis and enjoying excellent road access with the A259 and the A27.

**PROPERTY**

An attractive corner building with substantial window frontage comprising a **Ground Floor Restaurant (with A3 use)** and internal access to **Ancillary accommodation** at first floor level. The restaurant also has a side access and small outside seating area facing a paved courtyard area which could also provide parking.

**ACCOMMODATION**

**Ground Floor Restaurant (previously 65 Covers)**

Gross Frontage	48'0"
Internal Width	44'9"
Restaurant Depth	51'4" (max)
Restaurant Area	Approx 1,125 sq ft
Kitchen/Prep Area	Approx 300 sq ft
Male & Female WC's	

**First Floor Ancillary**

Store/Office/Shower Area	Approx 315 sq ft
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**Vacant Restaurant**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**



**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note 1: The previous Restaurant tenant retired recently following the expiration of a 15 year lease.**

**Note 2: There may be potential for change of use to Residential subject to planning.**

**Note 3: There is a room at first floor level which is accessed only from the adjacent building and is not included in the sale.**

**VENDOR'S SOLICITORS**  
SMR Solicitors - Tel: 01243 780 211  
Ref: Ms Sarah Evans - Email: sevens@smrsolicitors.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts