

6 WEEK COMPLETION



SITUATION

Occupying a prominent frontage close to the junction with Beach Road and the pedestrianised Town Centre amongst a variety of multiples including **Boots, Ladbroke's, Barclays, Lloyds TSB** 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

A most attractive corner building with substantial window frontage, comprising a **Ground Floor Restaurant** with internal access to **Ancillary Storage** at first floor level. The restaurant also has a side access and small outside seating area facing a paved courtyard area.

ACCOMMODATION

Ground Floor Restaurant (65 Covers)

Gross Frontage	48'
Net Frontage	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

Area	Approx. 315 sq.ft
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VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to Miss T Haskell (Turkish Restaurant) for a term of 15 years from 30th August 2000 at a current rent of **£16,500 per annum exclusive. (See Note)**

Rent Review August 2010

Note: The tenant has a personal rent concession at £14,500 p.a.



£16,500 p.a. (See Note)

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

VENDOR'S SOLICITORS

Grant Argent & Co, Bank House, 59/61 The Broadway, Cricklewood, London NW2 3JX, Tel: 020 8452 7651. Ref: G Argent Esq

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 £250 (including VAT) upon exchange of contracts