



POPULAR NEIGHBOURHOOD BUSINESS FOR SALE

- Well Established Business
- Outside Seating Area
- Fully Fitted Premises
- Prime Corner Frontage

Interested in this property? Please contact us on 01903 792785

103-105 SEA ROAD, EAST PRESTON, LITTLEHAMPTON, WEST SUSSEX, BN16 1NX

Location

East Preston is a coastal village in the Arun District and is located between Littlehampton and Worthing with a population of approximately 6000. The village has a good range of local amenities and services together with East Preston Festival which started in 1981 and runs each year for 10 days at the end of May/beginning June, with event proceeds going to local causes. Angmering mainline station is located approximately 1.2 miles away along with easy access to the A24 and A27.

Description

An exciting opportunity to acquire the lease of this popular, well established bar in the heart of East Preston Village. The bar is currently only wet income but does have a fully fitted kitchen ready for use. Premium £50,000 plus stock at valuation.

Accommodation

The premises have the following approximate floor areas:

| | Sq Ft | Sq M |
|--------------------------|-------------|------------|
| Total floor area: | 1916 | 178 |

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £33,000 per annum, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £18,500. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £9231.50.

EPC

The property has an EPC rating of B - 42.

VAT

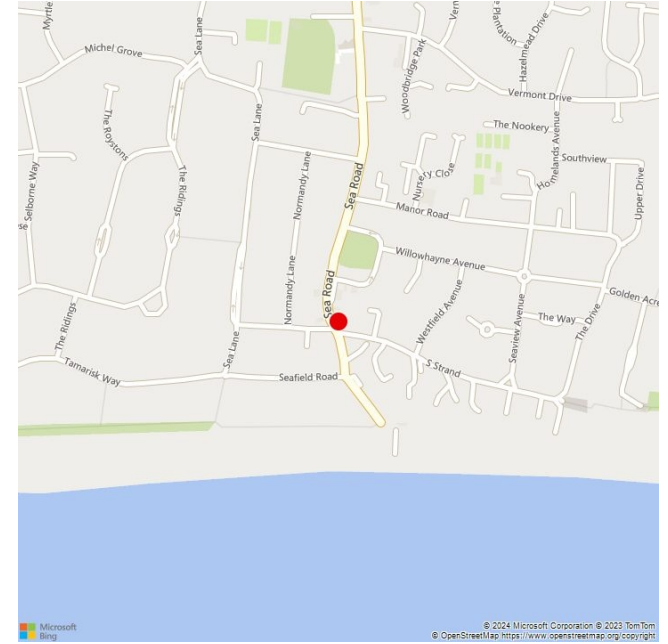
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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