



**RESTAURANT /
DEVELOPMENT /
INVESTMENT OPPORTUNITY**

2,346 Sq Ft
(218 Sq M)

GUIDE PRICE: £600,000

Rarely Available
Established
Restaurant &
Residential
Dwelling Situated
On A27 Trunk Road

- + Highly Prominent Established Restaurant Premises For Sale
- + Comprises of Substantial Grounds & Parking (20 Vehicles)
- + Ground Floor Restaurant with First Floor Living Accommodation
- + Suit Owner Occupier. Potential Residential / Commercial Development Angle (stpc)
- + Freehold with Full Vacant Possession
- + Viewing Highly Recommended



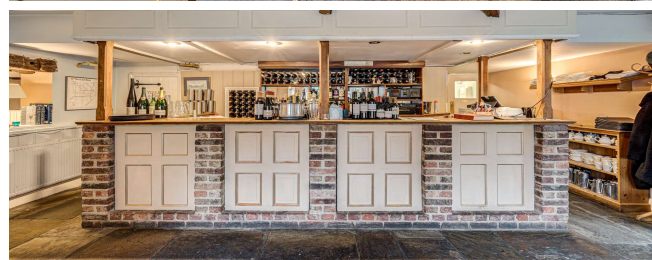
Location

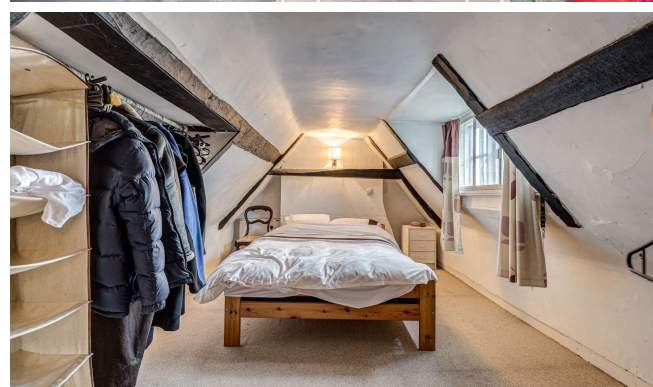
The property is located in a prominent position south of the A27 dual carriageway on the outskirts of Tangmere in West Sussex. Tangmere itself is a popular village with a population of circa 4,000. The area is well known for its local landmarks, countryside beauty spots and historic attractions, such as Tangmere Military Aviation Museum. The property's location provides a consistent passing of traffic on the A27 in both directions. The area is well served by regular local bus routes, giving access to the surrounding district. The Cathedral City of Chichester with its comprehensive shopping facilities, amenities and mainline railway station is located approximately 4.5 miles to the west, with Bognor Regis 9 miles to the south and Arundel 8 miles to the east. Tangmere is a part of Chichester District Councils strategic housing plan which will be providing over 1,300 new build houses. This new development will be within close proximity of the restaurant, with one of the entrances to the new development due to be approximately 400 metres of the property.

Description

The building comprises of three floors which are currently configured as a restaurant premises on the ground floor, with a fully fitted commercial kitchen, bar area, large seating area (approx 80 covers) and Male & Female WC's. The ground floor restaurant benefits from a combination of carpet and stone flooring, a mix of double-glazed and single-glazed windows, wall mounted lights, exposed brickwork and wooden beams. The restaurant is in good decorative order and is complimented by the open hearth fire place in the customer dining area.

The first and second floors are accessed via a galvanised exterior staircase to the side of the property which leads to a generously proportioned three bedroom flat which consists of a kitchen, large sitting room, dining room, master bedroom, a bathroom, and two further double bedrooms on the second floor. The building sits on a large plot (approximately 0.46 acres), there is a long driveway leading to the front of the building and parking for approximately 20 vehicles. The property also benefits from a garden and courtyard area to the righthand side which gives access to the restaurant kitchen.





Accommodation

Floor / Name	SQ FT	SQM
Ground Floor (Commercial)		
Bar Area	440	41
Dining Area	526	49
Commercial Kitchen	259	24
First Floor (Residential)		
Sitting Room	257	24
Dining Room	215	20
Kitchen	90	8
Bedroom 1	201	19
Second Floor (Residential)		
Bedroom 2	201	19
Bedroom 3	157	14
Total	2,346	218

Terms

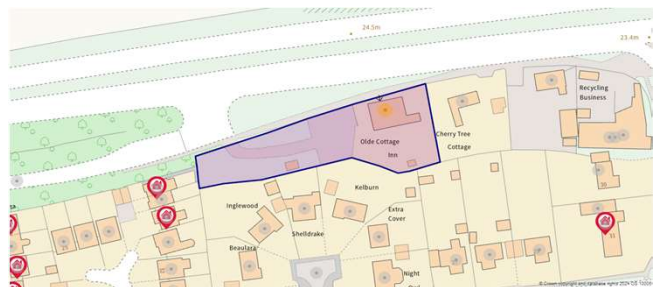
The property is available freehold with vacant possession upon completion.

Business Rates & Council Tax

According to the Valuation Office Agency (VOA) website the property has a Rateable Value of £11,000. It is likely that interested parties will be able to obtain complete rates relief via small business rates relief, however interested parties are asked to contact the local rates department to confirm. The flat is in the council tax band A.

Summary

- + **Guide Price** - £600,000 (Six Hundred Thousand Pounds)
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own Legal Costs
- + **EPC** - C(74)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Viewing & Further Information

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