

lot 91

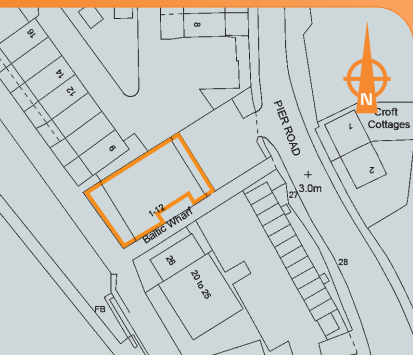
The Empress Restaurant, Baltic Wharf, Pier Road Littlehampton, West Sussex BN17 5DT

Rent £20,000 per annum exclusive (Gross)  
£19,850 per annum (Net)

Harbourside Bar/Restaurant Investment

- Bar/Restaurant let on a new 10 year lease from February 2016 (subject to option)
- Affluent and attractive coastal town

- Situated on Baltic Wharf overlooking Littlehampton Harbour and River Arun
- Nearby occupiers include Lidl, Travis Perkins and Littlehampton Harbour Board



**Location**

Miles: 12 miles east of Chichester  
24 miles south-west of Horsham  
35 miles south of Guildford  
Roads: A24, A27, A259  
Rail: Littlehampton Railway Station  
Air: London Gatwick Airport

**Situation**

Littlehampton is an affluent and attractive coastal town some 12 miles east of Chichester. The property is situated in a harbour side position on the west side of Pier Road, close to its junction with Britannia Walk. Nearby occupiers include Lidl, Travis Perkins and Littlehampton Harbour Board.

**Description**

The property comprises a double fronted ground floor retail bar/restaurant, forming part of a larger residential development.

**Tenure**

Long Leasehold. Held for a term of 125 years from 01/01/2024 until 01/01/2129 at a rent of £150 per annum.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Bar/Restaurant	236.25 sq m (2,543 sq ft)	<b>INDIVIDUAL t/a The Empress</b>	10 years from 28/02/2016 (i)	£20,000	28/02/2021 (28/02/2026)
<b>Total</b>		<b>236.25 sq m (2,543 sq ft)</b>			<b>£20,000</b>	

(i) The lease provides for a tenant option to determine the lease on 28/02/2021.

**For further details please contact:**

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**Buyer's Legal Report Service**

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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

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