



RESTAURANT / TAKE
AWAY / BAR

1,476 Sq Ft
(137 Sq M)

RENT: £25,000 PER ANNUM
PREMIUM: OIRO £60,000

Established
Chinese Restaurant
/ Takeaway
Business For Sale
on Prominent
Arterial Road

- + **PREMIUM REQUIRED**
- + Situated on Littlehampton Road in Worthing, West Sussex
- + Nearby Occupiers Include Sainsburys Local, Tesco Express, Thomas A Becket Public House, Busy Bees Day Nursery & Host of Independent Retailers & Office Occupiers
- + Available Due To Retirement on Brand New Lease
- + Approx 55 Covers with Potential For External Seating To Front (subject to planning)
- + Viewing Highly Recommended



Location

The premises are situated close to the busy Thomas A Becket crossroads at the junction of the A2032 Littlehampton Road. Situated approx 2 miles to the north of Worthing town centre and close to other secondary parades in Broadwater and Tarring other occupiers within the locality include Sainsburys Local, barbers, convenience store, tap room, takeaways, office occupiers and a public house. Worthing is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west) with a population in excess of 105,000 with the town providing headquarters accommodation for Southern Water, Glaxo Smithkline and The Environment Agency. The A24 & A27 trunk roads are accessible within minutes whilst West Worthing railway station with its regular services along the coast and north to London (journey time of 1 hour and 30 minutes) is located 1.5 miles to the south.

Description

Justice & Co are delighted to offer this Chinese restaurant / take away business situated on the popular Littlehampton Road in Worthing, West Sussex to the market. Available (due to retirement) for the first time in over 30 years this is seen as an excellent turnkey opportunity with immediate occupation available.

The premises comprise of a large ground floor, open plan, restaurant / bar premises with commercial kitchen and separate male and female WCs located at the rear.

The premises have been well maintained and present in good decorative condition and include suspended ceiling with spotlighting, 25ft window frontage, ample electrical sockets, burglar alarm (not tested), laminate flooring and air conditioning (not tested). The property benefits from its own gas, electric and water supplies.

Externally at the rear there is a self-contained two storey storage premises accessed via wooden doors. Under the current ownership the ground floor has been used for storage of food with internal stairs leading to a first floor area which currently provides personal storage space but could suit an office if required.

At the front of the property is a private forecourt area which subject to planning or any licences could suit either off road parking or further seating.

Accommodation

Floor / Name	SQ FT	SQM
Restaurant / Bar Area	806	75
Kitchen	187	17
Storage	483	45
Total	1,476	137

Terms

The property is available by way of a new effective FR&I Lease to be granted inside the provisions of the 1954 Landlord & Tenant Act with terms to be negotiated and agreed.

Summary

- + **Rent** - £25,000 Per Annum Exclusive
- + **Premium** – OIRO £60,000
- + **VAT** – Not To Be Charged
- + **Business Rates** – RV = £14,500
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – B(34)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction

Viewing & Further Information

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