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TO LET

CAFÉ OPPORTUNITY – 1,290 SQ FT (119.84 SQ M)

Norfolk Gardens Café, Littlehampton, BN17 5TJ

DESCRIPTION

An exciting opportunity to lease this established cafe premises situated nearby to Littlehampton Seafront and within Norfolk Gardens Park. The unit which is currently trading as café, is available with vacant possession and benefits from facilities such as extraction, a gas supply and external seating. The ticket office for the adventure golf course is located next to the entrance which creates healthy footfall.

LOCATION

Norfolk Gardens Park is located approximately 100m north of the Seafront and is accessed via Sea Road which is approximately 1.5 miles east of the A259 Coast Road. The cafe has good transport links with Littlehampton train station being 1 mile away which provides links to Worthing and Brighton to the east and Chichester and Bognor to the west. Norfolk Gardens itself benefits from leisure activities including bowls, tennis and golf nearby which creates consistent footfall.

ACCOMMODATION

	SQ FT	SQ M
Customer seating area	882	81.95
Kitchen	300	27.86
Store room	108	10.01
TOTAL	1,290	120

AMENITIES / OPPORTUNITY

- Exciting opportunity in seaside location
- Kitchen area with extraction
- Provision for approximately 20 covers inside
- Adjacent to public car park
- Gas, mains water & electricity already installed
- Separate male & female W/C's
- Laminate flooring
- Provision for external seating
- Separate storage room

RENT

£16,125 PAX Plus VAT

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RATES

April 2023 – Rateable Value TBC

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



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