



### Tenure

Freehold.

### Location

The property is located on the north side of South Terrace, to the east of its junction with Bayford Road. Local shops are available in Littlehampton town centre to the north, with a more extensive range of facilities being accessible in Worthing to the east and Bognor Regis to the west. Rail services run from Littlehampton Station approximately half a mile to the north. The open spaces of Littlehampton seafront and The South Downs National Park are nearby.

### Description

The property comprises a building arranged over lower ground and raised ground floors beneath a pitched roof. Externally, the property benefits from parking to the rear and an outside seating area and occupies a site extending to approximately 0.055 hectares (0.135 acres).

### Accommodation

**Ground Floor** – Bar Area, Seating Area, Male and Female WCs with wash basins

**Lower Ground Floor** – Cellar, Function Room with Bar and Storage Area, Kitchen with Larder, Male and Female WCs with wash basins

Total NIA Approximately 545.14 sq m (5,868 sq ft)

The measurements were provided by our client's architect.

### Tenancy

The property is subject to a commercial lease for a term of 6 months from 16th January 2017 at a rent of £1,840 per calendar month. The lease is outside the Landlord & Tenant Act 1954 (the lease allows for a 1 month rolling break clause).

### Planning

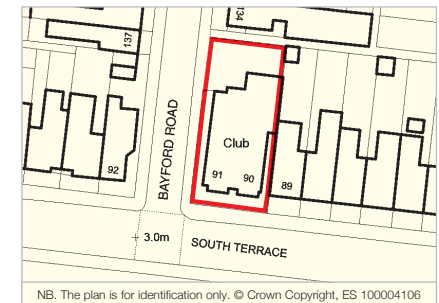
Local Planning Authority: Arun District Council.  
Tel: 01903 737500.

To be offered with planning permission (Ref: LU/395/14/PL) dated 19th March 2015 for the 'alterations and additional floors above existing leisure use to provide three new flats'.  
Together with a further planning permission (Ref: LU/84/16/PL) dated 4th July 2016 for 'change of use from upper ground floor from Leisure use to form a further three self-contained flats and alterations to retained leisure use of lower ground floor'.

## Littlehampton

### 90-91 South Terrace, West Sussex BN17 5LJ

- A Freehold Detached Building extending to Approximately 545.14 sq m (5,868 sq ft)
- To be offered with Planning Permission to provide Five Apartments and a Penthouse Apartment with Large Private Roof Terrace
- Potential for further/alternative Development, subject to obtaining all necessary consents
- The Property benefits from Parking to the Rear and an Outside Seating Area



NB. The plan is for identification only. © Crown Copyright, ES 100004106

### To View

Please contact Joint Auctioneer.

### Joint Auctioneer

Thomas Newell Ltd.  
Tel: 07710 123999/01903 418974.  
Email: tomnewell@btinternet.com

### Seller's Solicitor

Messrs Taylor Rose TTKW  
(Ref: L Copsey).  
Tel: 0207 400 7745.  
Email: louisa.copsey@taylor\_rose.co.uk

### Development – Freehold Building with Planning

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.