



RUPERT BURSTOW
Property Consultancy & Acquisitions

REDUCED FOR SWIFT SALE
HIGHLY CENTRAL
SUPERB FREEHOLD INVESTMENT
ADJACENT TO WORTHING PIER
LICENCED RESTAURANT
FORECOURT & 2 BEDROOM FLAT
FOR SALE (MAY LET)



**28 MARINE PARADE
WORTHING
BN11 3PT**



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LOCATION The property is situated in a highly prominent and central position on Marine Parade (Worthing's main coast road) A few metres from Worthing's Pier the property is surrounded by various restaurants and cafes in the heart of the eating and drinking circuit and over looking the sea. The property is to the East of the pier.

ACCOMODATION The premises comprise of a ground floor restaurant with large sun terrace/ forecourt, fitted kitchens and residential accommodation over as follows:

Sun Terrace/ Forecourt 31' 3" x 14' (434 sq ft)
(25 – 35 covers)

Restaurant
Gross Frontage 13' 6"
Internal Width 12' 11"
Restaurant Depth 53' 9"

Total Restaurant Area 603 sq ft (56 m2)

- 36 covers (currently)
- Sky lighting
- Oak style flooring
- Fitted bar

Kitchen (Open Style) 19' 11" (187 sq ft)

Rear Store 5' 2" x 6' (37 sq ft)

WC Disabled WC with hand wash facilities

Upper Parts (Access via restaurant area)

First Floor Front:

Lounge 13' 3" x 12' 1"

Rear Bathroom Bath/ sink/ WC

Store/ Washroom 8' x 6'

Second Floor

Front Bedroom 8' x 10' (AV)

Rear Double bedroom 12' 11" x 7' 10"

TENURE	Freehold
PRICE	Offers invited in the region of £269,000
N.B.	Could be available to let. For further information contact our office.

UNIFORM BUSINESS RATES

- **Description:** Restaurant and Premises
- **Rateable Value:** 5,700
- **Rates Payable:** £2,359.80 (April 10/11)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Worthing Council direct on 01903 221061.

VAT VAT may be chargeable on the terms quoted

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111

