

# East Beach Café, Little Hampton, The Promenade, BN17 5BG

For Sale or to Rent in Littlehampton

- Stunning Beach Location
- Highly Sought After
- One off Opportunity
- Approximately 4,198ft plus outside decked area included in the demise
- 70 internal covers and 80 external
- Lease runs until 24<sup>th</sup> March 2106
- Arun District Council
- £800,000 Asking Price or option to rent POA







## Description

The shape of the cafe was inspired by the worn contours of driftwood. It allows diners to enjoy dramatic views of the sea, sand and sky in a work of art designed by one of the greatest creative minds.

Designed by the world renowned Thomas Heatherwick, Highfield are proud to offer for sale or to rent this stunning beach fronted restaurant of approximately 4,198ft<sup>2</sup> that offers 70 internal covers and 80 external. Following construction the restaurant has been run by our client to this day. They have established a well-loved restaurant for the locals as well as visitors. The property holds an important place in the catalogue of the designer being his first building commissioned in 2005 and the building went on to win awards from the Civic Trust, Design and Sustainability, Restaurant & Bar and RIBA Awards.

Sir Terence Conran described Thomas as “the Leonardo da Vinci of our time”. The Heatherwick Studio have subsequently designed the roof at Kings Cross, the Olympic Velodrome, the Longchamp shop in New York, together with Vessel and Little Island in New York.



## Location

Ideal for families, beachgoers, walkers, and maritime enthusiasts, it's a compact yet characterful town that offers a lot more than first meets the eye. Whether you're looking for a day by the sea or a base to explore the South Coast



Littlehampton is a town, seaside resort and civil parish in the Arun District of West Sussex. It lies on the English Channel on the eastern bank of the mouth of the River Arun. It is 52 miles south south-west of London, 19 miles west of Brighton and 10 miles east of Chichester.

# Further Information

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## Location

Right on the beach with spectacular views. Next door to the East Green car park.

## Approx Area

4,198 sq ft plus outside deck area included in the demise. 70 internal covers and 80 external.

## Fit Out

All fixtures and fittings included.

## Tenure

Lease runs to 24th March 2106. 85 years remaining.

## Rent

£7,905 pa from Arun District Council. Reviews every 10 years to RPI.

## Rates Unique

£RV £18,500. RP £9,231.50.

## Purchase Price

£800,000 or Option to Rent - POA

# Highfield

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