



61 High Street
Arundel, West Sussex BN18 9AJ

TO LET

SUBSTANTIAL RESTAURANT/ COMMERCIAL PREMISES

Size - 252 sq m (2,715 sq ft)

Key Features:

- Historic market town with large tourist population
- Central location within town
- Character property with large private garden
- Dinning area for approximately 75 covers, with separate bar and kitchen
- Suit a variety of uses within Class E such as retail, office and leisure (stp)
- New FRI lease, subject to vacant possession
- Rent on application
- No VAT
- Nearby occupiers include The Red Lion, Norfolk Arms and Pizza Express





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Location

Arundel is a busy market town synonymous with its castle and cathedral and boasts a 1,000 years of history. The town has excellent road communications being situated on the A27 dual-carriageway which runs east to Worthing and Brighton and west to Portsmouth and Southampton where it connects with A3(M) M27 and M3 motorways.

The property is situated in a central position on the western side of High Street. Nearby occupiers include The Red Lion, Norfolk Arms and Pizza Express.

Accommodation

The property comprises a Grade II* Listed building which is arranged as a restaurant over three floors.

Internally, the ground floor provides dining space (approximately 75 covers), a bar area, kitchen and disabled WC. The first floor is configured as storage and benefits from four WCs. There is further storage located at lower ground floor level.

Externally, there is a garden at the rear of the building providing a further 40 covers.

We have measured and calculate the property to have the following GIA:

Area	Sq Ft	Sq M
Ground Floor	1,885	175
First Floor	457	42
Lower Ground Floor	374	34
Total	2,715	252

EPC

We understand the property has an EPC rating of A (23).

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

May 2024

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed, subject to vacant possession. Rent on application.

Business Rates

Rateable Value (2023): £36,750

Following the Government's latest budget, it has been confirmed that Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business for applicable chargeable days from 1 April 2023 to 31 March 2025.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

VAT

We understand that the property is not elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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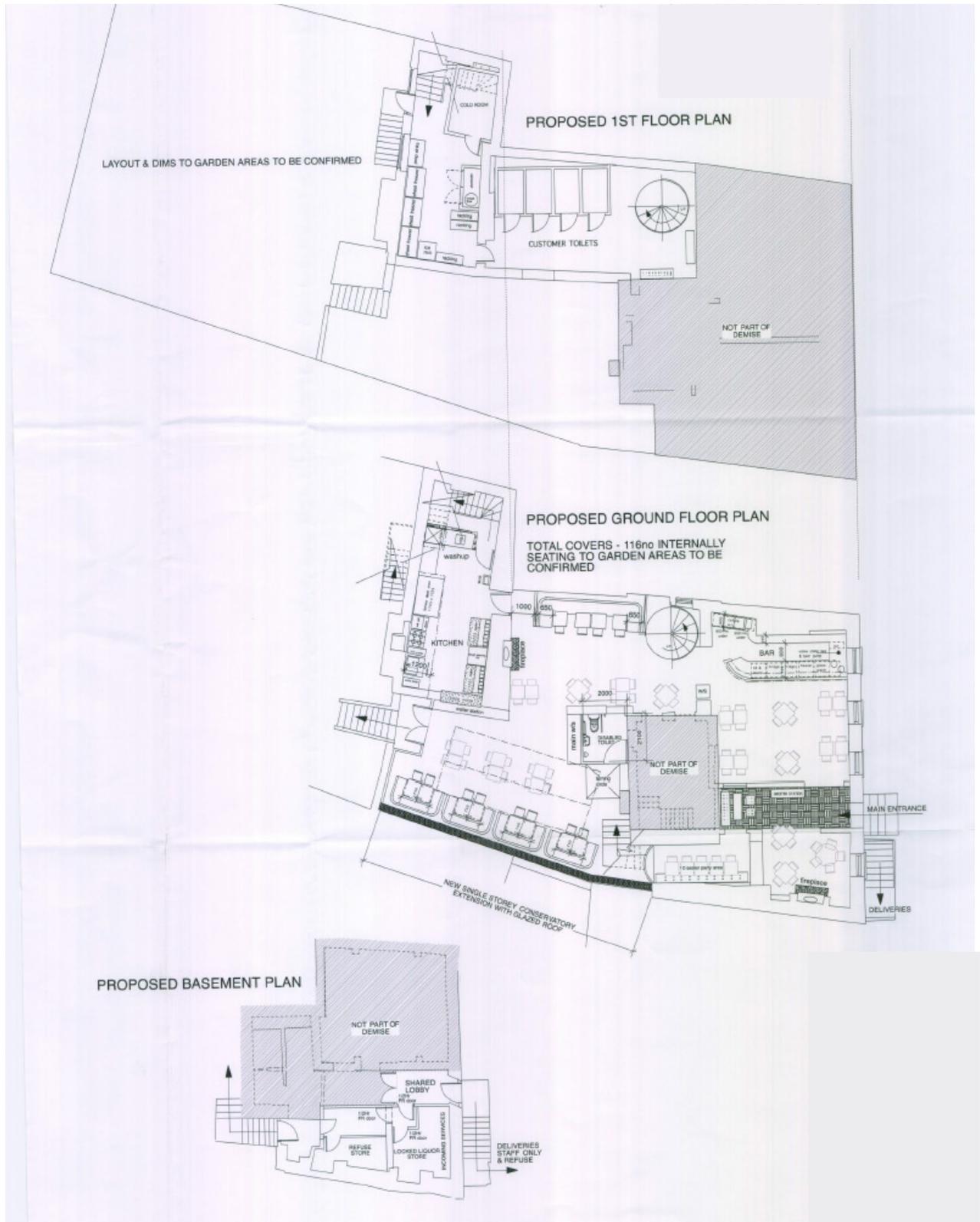


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Floor Plans



For identification purposes only.