

Rustington Manor Hotel,

12 Broadmark Lane | Rustington | West Sussex | BN16 2HH

[redacted]

ARUN DISTRICT COUNCIL R/291/21/PL

Rustington Manor Hotel, 12 Broadmark Lane

Rustington | West Sussex | BN16 2HH

LE800-01/20







Features

- Superb Investment Opportunity
- Commercial Hotel/Bar/Restaurant
- Idyllic Coastal Location
- No Onward Chain

A superb opportunity has presented itself for anyone seeking a 'Lifestyle Change' on the South Coast, with the opportunity to grow and promote this established ongoing hospitality business comprising an a la carte restaurant, bar and hotel accommodation with parking, set within a prime position between Littlehampton and Worthing, approximately a third of a mile level walk to the beach.

The Freehold to the premise, which occupies a generous plot, includes the freehold to two adjoining leasehold apartments (N.B. - The leasehold apartments are not included in the acquisition) and is offered for sale at a Guide [redacted] to include a full inventory of chattels, fixtures and fittings and SAV to ensure the new owner/s will be in a position to continue to trade immediately after completion.

Rustington is a delightful coastal village which retains a traditional Sussex village feel, with a bustling centre providing a wide selection of amenities including banks, Waitrose store, butcher, florist, chemist, Post Office, a variety of food outlets, clothing stores, ironmongers, greengrocers, book stores etc all within a short level walk from the Hotel. Regularly routed bus services provide access to the nearby towns.

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Due to the retirement of the former tenants who ran the establishment for over seven years, the current owners have decided to pass on this wonderful venture to any prospective purchaser/s who feel they have what it takes to build on the success of this established business.

The Hotel boasts a welcoming entrance with double doors, leading through to a central generous reception area, which in turn leads through to the 40 cover restaurant to one side and open plan bar lounge and fully licensed bar to the other side.

From the bar, to the rear, there is a large double glazed pitched roof conservatory which provides an additional 30 cover seating area for the restaurant or suitable function room.

There are also wash room facilities on the ground floor made up of a ladies cloakroom with two wcs, a gents single wc and disabled wc.

From the bar lounge area an inner hall leads to a ground floor bedroom with en-suite shower room and large store room housing the chillers for the bar and staff facilities. Behind the restaurant on the ground floor there is a fitted commercial kitchen with preparation area.

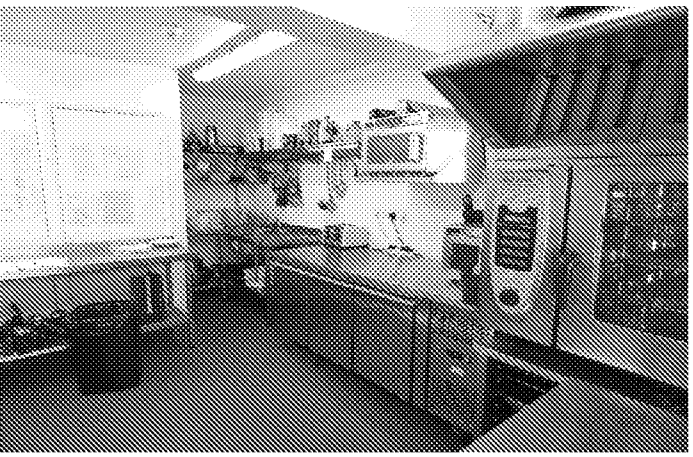
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The first floor provides six additional rooms all with en suite facilities which are currently arranged as a single, a twin and four doubles, therefore, including the ground floor bedroom there are seven rooms enabling six rooms for an income and one room to be used as a resident manager/owners suite.

Externally the property provides on site parking at the front for approximately 10 – 12 vehicles along with two lock up garages. The front of the Hotel has been tastefully landscaped to provide outside sitting areas for those simply wishing to indulge in a drink or enjoy an outside meal. To the rear two outbuildings provide the necessary laundry room equipped with washing machines and dryers and a further cold storage/dry store behind the kitchen. For ease of deliveries a side gate at the rear leads to a path to the adjacent road so as not to cause any disruption to any guests.

There is a mainline railway station at Angmering (approximately 1.5 miles) providing links along the coast, to Gatwick Airport, Brighton and London-Victoria. For racing enthusiasts the nearby Fontwell and Goodwood racecourses are within a short drive, as is the motor circuit at Goodwood famed for The Festival of Speed and Revival. The peaceful beach and calming pace of the village environment provide the perfect atmosphere for any visitors wishing to escape the hustle and bustle of the busy capital.





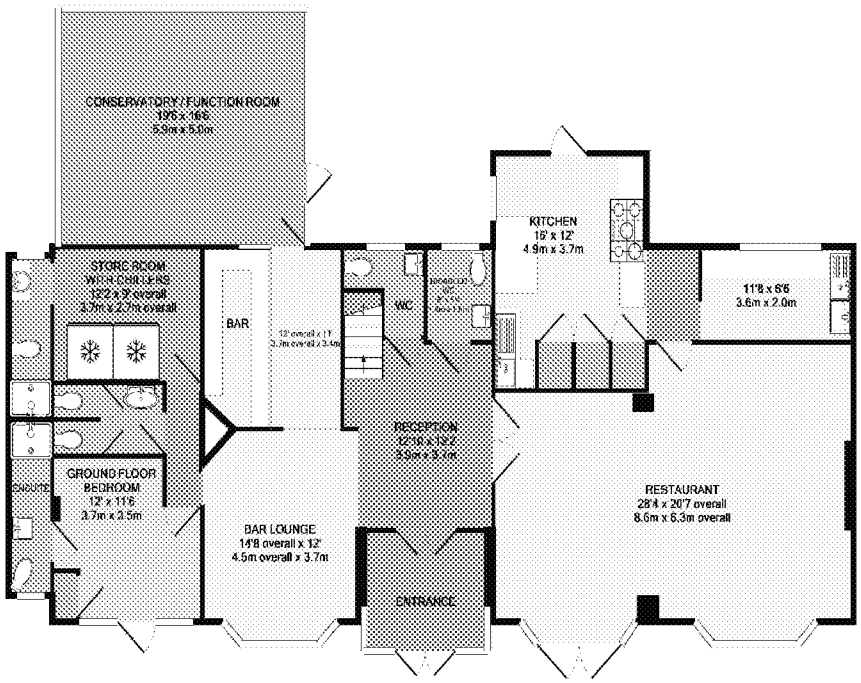


Coastguards

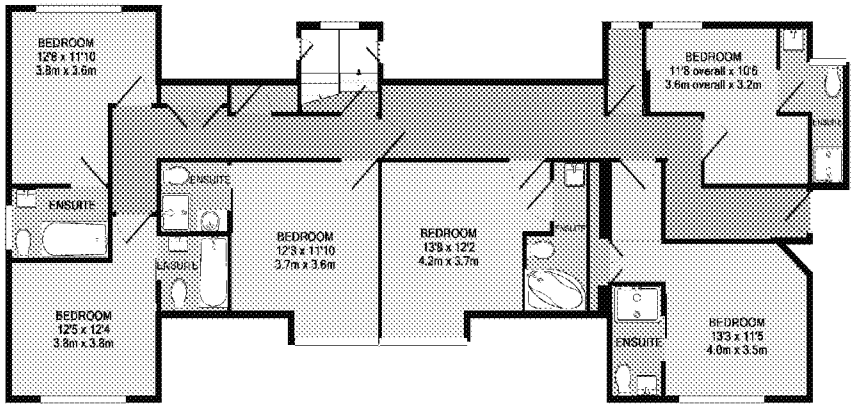
To arrange a viewing contact 01243 267026

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GROUND FLOOR
APPROX. FLOOR
AREA 2105 SQ.FT.
(195.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1338 SQ.FT.
(123.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3443 SQ.FT. (319.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

HM Government

Non-Domestic Building

Rustington Manor Hotel
12 Broadmark Lane
Rustington
Littlehampton
BN16 2HH

Certificate Reference Number:
0230-8906-0303-8400-0004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A (92 to 75)

B (74 to 55)

C (54 to 39)

D (38 to 21) — 97 This is how energy efficient the building is.

E (20 to 3)

F (2 to 1)

G (Worst)

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	396
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$ per year):	221.7
Primary energy use (kWh/m^2 per year):	1253.46

Benchmarks

Buildings similar to this one could have ratings as follows:

82 If newly built

96 If typical of the existing stock

Coastguards

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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