Fully Furnished Boutique Hotel / B&B / Bar / Restaurant Opportunity.

FLOOR AREA : 2,422 SQ FT
255 SQ M

The TOWN HOUSE

65 HIGH STREET, ARUNDEL, BN18 9AJ

HARGREAVES

PROPERTY INVESTMENT
& DEVELOPMENT

A rare *opportunity* to occupy a fully furnished leisure / hospitality property.

Located in the heart of West Sussex, The Town House offers a charming and historic venue, ideal for those seeking a distinctive location with great potential. This beautifully appointed property features elegant rooms and a welcoming bar and restaurant area.

With its classic design and modern amenities, it's an ideal opportunity for hospitality entrepreneurs. The hotel's central position ensures excellent connectivity, making it a prime choice for both leisure and business clientele.

- **Fully furnished opportunity in Central Arundel.**
- **Located opposite Arundel Castle.**
- **4 Spacious double bedrooms and en suites.**
- **Self-contained top floor accommodation providing 2 further double bedrooms & shared WC.**
- **Fitted "ready to cook' kitchen facilities.**
- **Historic features throughout.**
- **Grade II listed Georgian Townhouse**
- **Elegant bar and dining area.**
- **Large basement areas.**

Outstanding leisure / hospitality premises in a sought after tourist destination.

Nestled in the picturesque town of Arundel, West Sussex, this historic hotel enjoys a prime location surrounded by natural beauty and rich heritage. Known for its stunning castle, charming streets, and vibrant arts scene, Arundel offers a perfect blend of tranquillity and culture. With easy access to the South Downs National Park and the stunning coastline, the area attracts visitors year-round, making it a sought-after destination for both leisure and business. The property's central location ensures convenience while offering a peaceful escape in one of the region's most beloved towns

Arundel receives over *180,000* visitors a year.

***Arundel Castle* is one of the largest inhabited and complete castles in England.**

The *South Downs Way* is only two miles away, and there are countless walks within a few miles.

Arundel Castle

Arundel Cathedral of Our Lady & St Philip Howard

Arundel *overview*

Neighbouring Establishments:

Tarrant Street:
The Parsons Table
Expresso
Butlers
Juniper

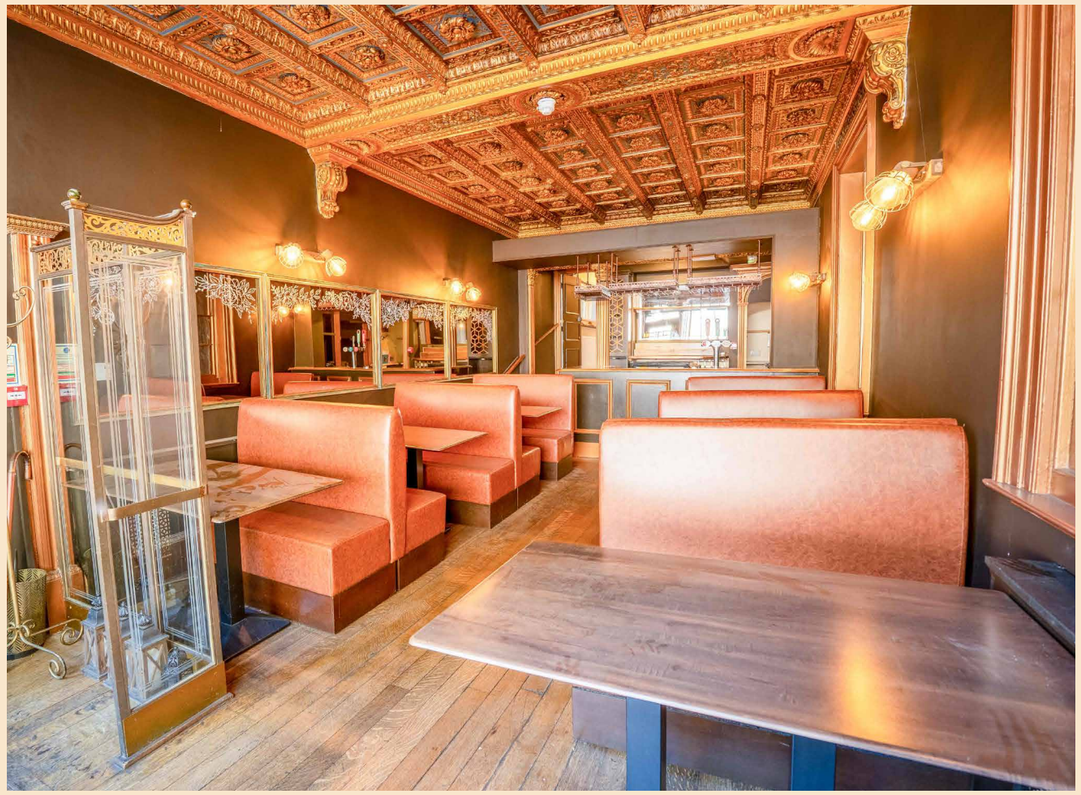
High Street:
The Norfolk Arms Hotel
La Campania
Motte and Bailey Cafe
Digby Fine English
Jonny;s Arundel

Travel Connections:

London Gatwick
37 mins

Arundel Station
13 min (walk)
2 min (car)

A27	7 mins
A24	14 mins
M27	35 mins



Discover *The Town House*

FURTHER INFORMATION

TERMS: New FRI lease available by way of negotiation. The landlord might consider a sale of the freehold interest of the property.

RENT: Terms on application.

RATES: The ratable value is £28,000. Interested parties to make own enquiries with local authority.

VAT: VAT will be chargeable on the terms quoted.

LEGAL COSTS: Each party is to be responsible for their own legal fees.

PLANNING: Established use of restaurant / bar on the ground and basement floors with hotel / B&B accommodation above.

PREMISES LICENCE: The property benefits from an existing premises licence to provide food and alcohol which can be transferred to any incoming occupier. This is available subject to formal request.

OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast.

As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

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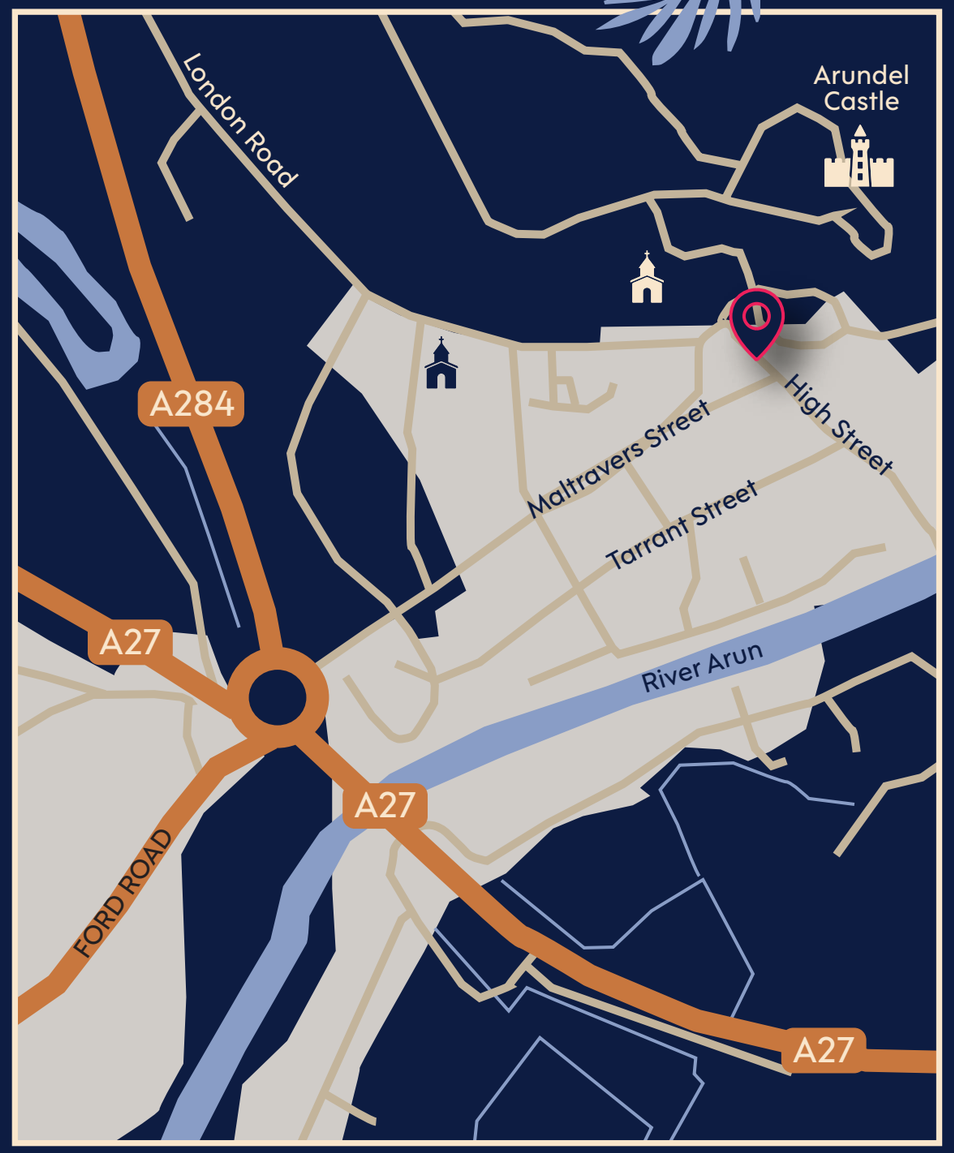

For full details please visit:
www.hargreaves.co.uk/about-us

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