



Freehold For Sale
25 Tarrant Street, Arundel
West Sussex, BN18 9DG

94 The Street, Rustington, West Sussex, BN16 3NJ

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A rare opportunity to acquire the Freehold interest in this substantial commercial property.

Extending to in excess of 3,300 sq.ft. over 4 floors, the extensive accommodation is versatile and well planned, lending itself to a variety of different commercial uses, subject to required planning.

On the ground floor are two vast reception areas. Both of approximately 30' in length, which for the past 30 years have accommodated a restaurant and bar.

On the lower ground floor there is a further expansive room which lends itself well to a second bar area, opening on to the south facing paved garden. This accommodation can be accessed from either the ground floor or via its own secondary external entrance. On the lower ground floor there is also a large commercial kitchen, pot washing area, walk in refrigeration room, and guest toilets.

On the first and second floor is an independent 2 bedroom character maisonette, with its own entrance from Tarrant Street. The maisonette has permission to be used as a bed and breakfast, providing additional income, but has enjoyed residential which (subject to planning) may be reinstated.

Located a prominent and central position within Tarrant Street. Very much the hub of the town, the property is surrounded by independent retail traders, other restaurateurs and businesses.

The town of Arundel synonymous with its castle and cathedral boasts a 1000 years of history and enjoys an all year round tourist trade with independent shops, contemporary art galleries, restaurants and cafes. A mainline railway station offers easy access to London and the A27 and A29 provide for easy commuting by road.

Guide Price £900,000 - Freehold





Parts of the Property

Description	Floor	Approx. Area m ² /unit	Sq.ft
Reception Room / Bar	Ground Floor	41.9	451
Reception Room / Restaurant	Ground Floor	62.5	673
Lower Floor Reception / Bar	Lower Ground Floor	57.0	614
Commercial Kitchen	Lower Ground Floor	22.4	241
Refrigerator Room & 4 WCs	Lower Ground Floor	22.0	236
Maisonette	First & Second Floor	83.0	893
Sitting Room, Kitchen & Bedroom 1	First Floor		
Bedroom 2 & Bathroom	Second Floor		
		Total 288.8m²	3108sq.ft



Total Area: 3251 ft² ... 302.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jim 2025

Rateable Value: £21,750

Energy Performance Rating: B (31)

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NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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