

ICONIC BEACH FRONT LANDMARK

East Beach Cafe Littlehampton West Sussex



**EAST
BEACH
CAFE**

THE VISION

A space that soaks up the sun on balmy summer days, but provides a warm shelter on stormy winter nights, with spectacular views across the pebbled and sandy beaches of Littlehampton.

Designed by the world famous Thomas Heatherwick, the shape of the building is inspired by driftwood washed up from the English Channel.



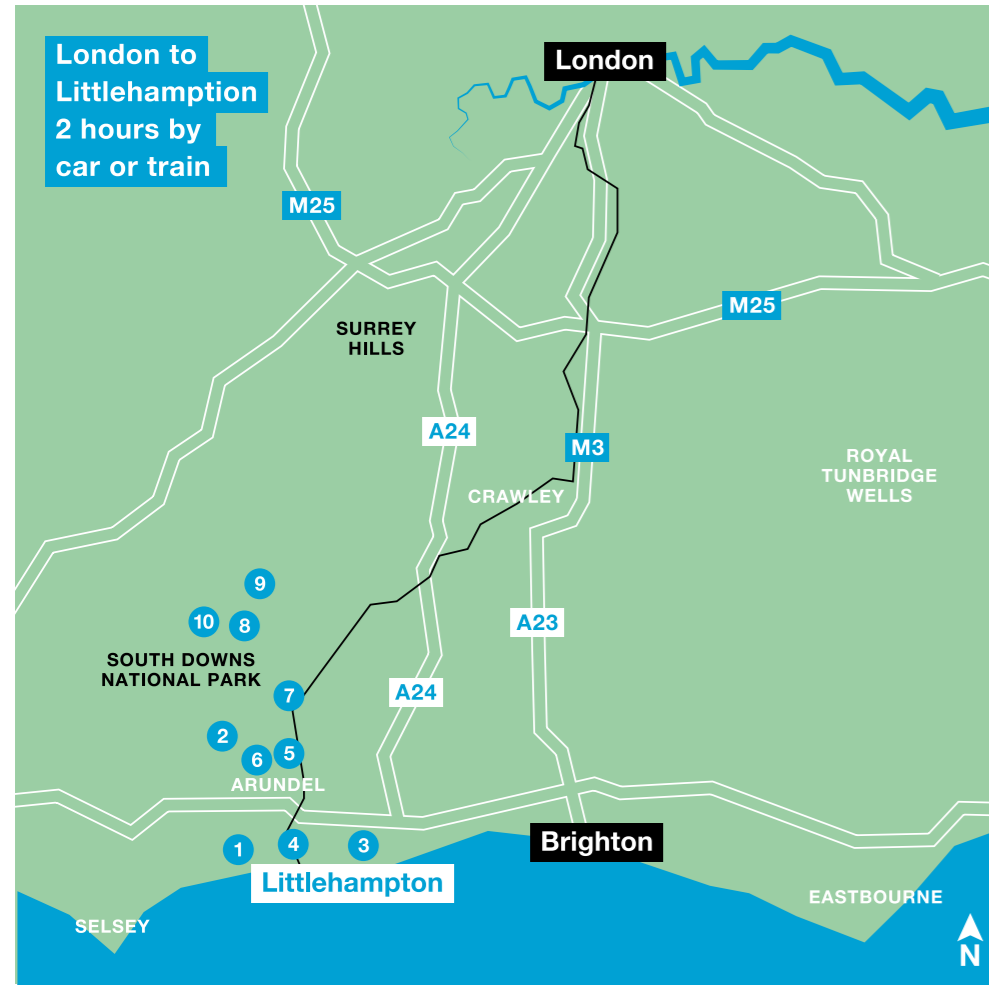
LOCATION

- | | | | |
|---|------------------------------------|----|--------------------------------------|
| 1 | Bailiffs Court Hotel, Climping | 6 | Juniper Restaurant, Arundel |
| 2 | The Pig Hotel, Madehurst | 7 | Amberley Castle Restaurant and Hotel |
| 3 | Rustington Manor Hotel, Rustington | 8 | The Leconfield, Petworth |
| 4 | Premier Inn, Angmering | 9 | The Half Moon, Kirdford |
| 5 | The Parsons Table, Arundel | 10 | The Horse Guards, Tillington |

SOUTH COAST

One of the most engaging seaside resorts in Sussex, developed in the 19th century by the Duke of Norfolk whose castle is just up the road at Arundel.

Littlehampton sits close to the tourist hot spots of the South Downs, Goodwood and Chichester - an area which has long been an attractive location for second homes and holidays.



LITTLEHAMPTON

Littlehampton has undergone major regeneration since the opening of the East Beach Cafe in 2007. The Longest Bench, major public space improvements, new developments and rising property prices have all contributed to putting the town on the map. The town sits on the Arun River, which is a favoured location for touring yachties.

“ I can't believe how East Beach Cafe has helped to transform the town and brought a new class of visitor. ”
Susan Holder, Resident



HEATHERWICK STUDIOS

Now probably the world's most famous designer, East Beach Cafe gave Thomas Heatherwick his first chance to design a stand alone building which helped lead the way to a global career, that includes Google's Headquarters in California, Singapore Airport and Coal Drops Yard in Kings Cross.



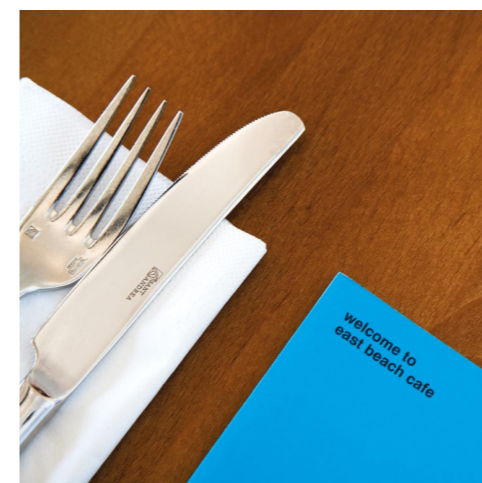
Soon after East Beach Cafe was completed Thomas hit the headlines with his designs for the Cauldron for the 2012 Olympic Games. The stunning copper sculpture caught the imagination of the world and of the cafe's customers. The innovative design of the East Beach Cafe has received many awards including one from the Royal Institute of British Architects and the Civic Trust, but most rewarding of all is the appreciation of those that eat regularly in the restaurant, appreciating the comfortable and engaging interior and its fantastic views.



Top left: **Thomas Heatherwick**, by Raquel Diniz, Heatherwick Studio. Middle: **Olympic Cauldron**, London, Heatherwick Studio. Top Right: **Google Bay View**, California, by Ivan-Baan, Heatherwick Studio. Bottom Right: **Terminal 5, Singapore Changi Airport**, Singapore, Heatherwick Studio.



INTERIOR



DETAILS

East Beach Cafe can seat up to 150 diners with a flexible layout for parties and events.

LOCATION

On the beach with spectacular views and adjacent 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 are included.

TENURE

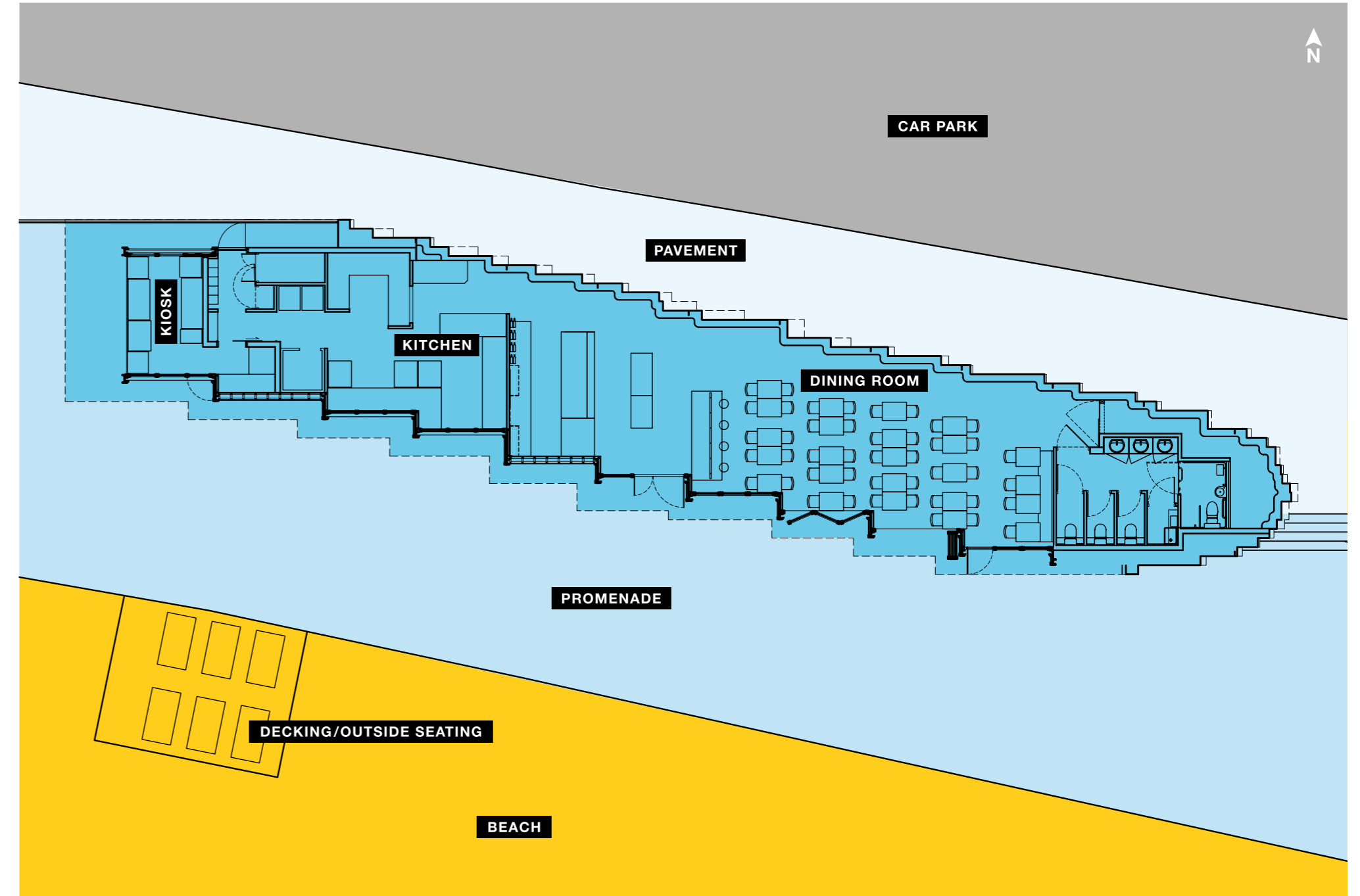
Lease runs to 24th March 2106.
83 years remaining.

RENT

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

RATES

RV £18,500. RP £9,231.50.



THE OPPORTUNITY

Pedestrian footfall from the beach coupled with a waterfront promenade and adjacent to the car park in Littlehampton means that the building is an ideal site for hosting large outdoor events and branded experiences to leverage your brand.



“ People come from around the world to visit the cafe. It’s an icon! ”

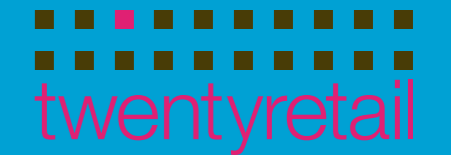
Rupert Murray, Film-maker

Experience East Beach Cafe at Littlehampton.
Please click the play button in the centre of the image below.



CONTACT

For more information about purchasing this exceptional building and investment, please contact us.



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EAST BEACH CAFE

