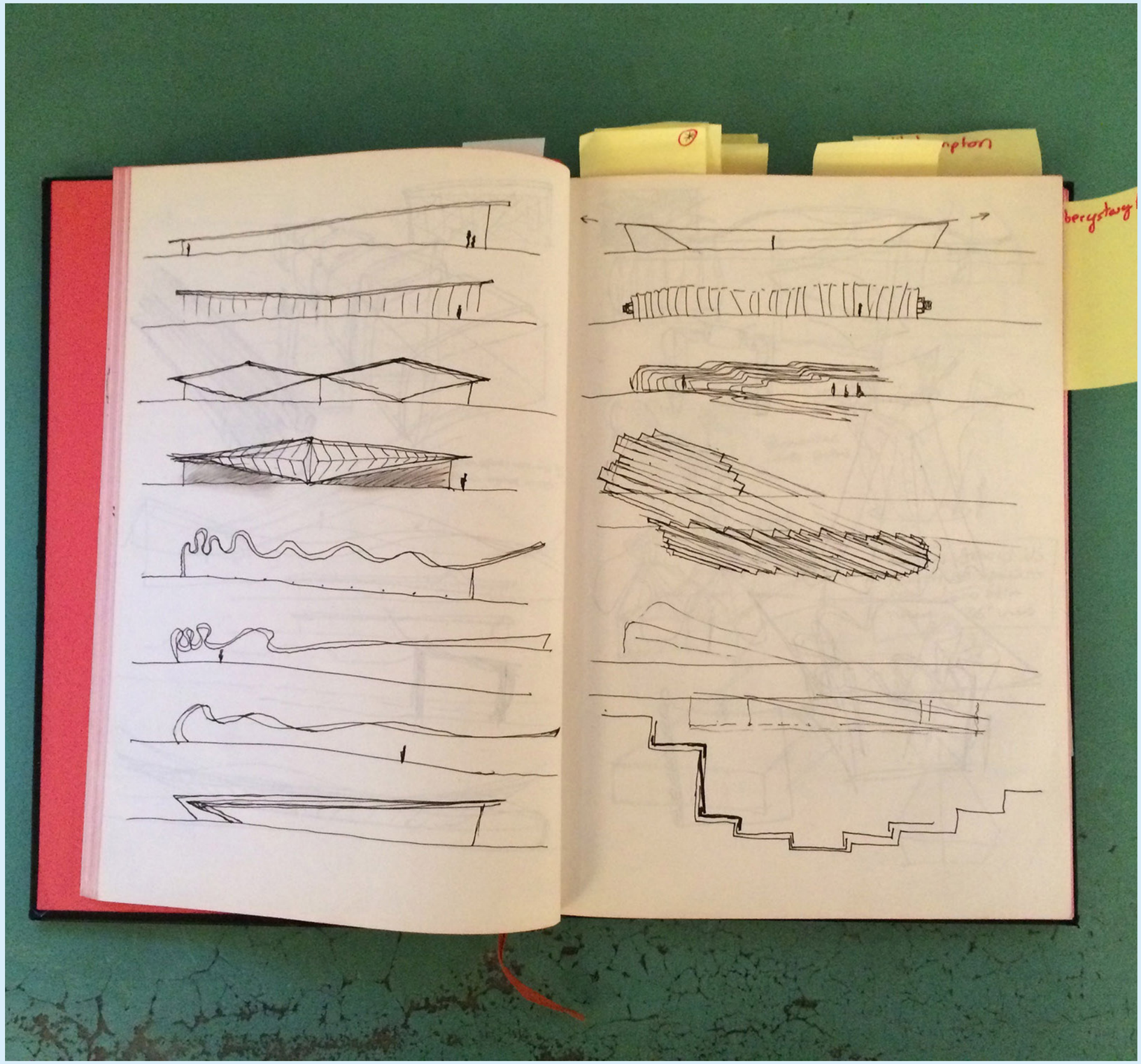
EAST BEACH CAFE

Littlehampton, West Sussex, UK

An architectural marvel Vogue.

Designed by Thomas Heatherwick, one of the most significant designers in the world.

LOCATION	Right on the beach with spectacular views. Next door 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 included.
TENURE	Lease runs to 24th March 2106.
RENT	£7,905 pa from Arun District Council. Reviews every 10 years to RPI.
RATES	RV £18,500. RP £9,231.50.
UNIQUE	Thomas Heatherwick was commissioned in 2005 by the current owner to design the building and it won Civic Trust, Design and Sustainability, Restaurant & Bar and RIBA Awards. The shape of the cafe was inspired by the worn contours of driftwood. It allows diners to enjoy dramatic views of the sea, sand and sky in a work of art designed by one of the greatest creative minds. The East Beach cafe building holds an important place in the catalogue of his work, being his first building. Sir Terence Conran described Thomas as “the Leonardo da Vinci of our time”. The Heatherwick Studio have subsequently designed the roof at Kings Cross, the Olympic Velodrome, the Longchamp shop in New York, together with Vessel and Little Island in New York.
PRICE	£850,000 for the long leasehold
RENT	£65,000 pax on a 10 year lease.



EAST
BEACH
CAFE

Specials
Desserts
Vanilla

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