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TO LET

**DEVELOPMENT OPPORTUNITY – PAVILION BUILDING WITH MODERN
COMMUNITY, CAFÉ, SPORTS AND PUBLIC FACILITIES – 3,605 SQ FT (335 SQ M)**

Buckingham Park, Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 6BA

DESCRIPTION

Expressions of interest are sought to develop a new pavilion building with modern community café, sports and public facilities.

Planning permission for a “Phased development for the demolition of existing building and erection of new pavilion building (with café, toilets and sports changing facilities), associated pedestrian paths and landscaped areas” was granted in August 2024 (AWDM/0407/24).

There will be a new café/restaurant which will be capable of approximately 60 (internally and externally) covers. The development includes a terrace which will overlook the surrounding area. Parking is available to the south, east and west of the proposed development.

Buckingham Park is open 24 hours a day, all year round.

LOCATION

Buckingham Park is located to the north east of Shoreham-by-Sea. It is bounded by Upper Shoreham Road to the south and residential roads to the north, east and west . The town centre is approximately 1 mile to the south west.

ACCOMMODATION

	SQ FT	SQ M
Café	1,407	130.7
Sports Club	1,782	165.6
WCs	226	21
TOTAL GIA	3,415	335

AMENITIES

- Popular outdoor recreational area
- Overlooking the play park and sports fields
- Parking nearby
- Adjacent to Upper Shoreham Road
- Shoreham town centre 1 mile to the south west

PROPOSAL

Adur District Council is seeking expressions of interest from commercial or well funded proven community operators who would develop the scheme. In exchange, Adur District Council will grant a new 50 year full repairing and insuring lease. For the entire duration of the lease term, nil rent will be payable.

Interested parties must demonstrate capability in delivering community-orientated built environments within public-park contexts and align with local planning conditions and community benefit objectives.

Further details including the planning consent and associated documents can be found in the data room.

RATES

To be reassessed.

VAT

Not applicable.

LEGAL COSTS

The Tenant shall pay to the Landlord all reasonable legal fees incurred by the Landlord in connection with the preparation, drafting and completion of any redevelopment lease relating to the premises.

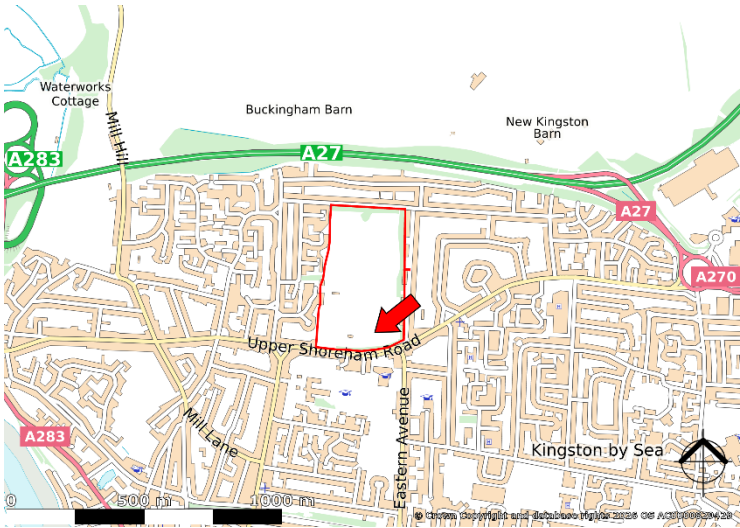
EPC

To be assessed upon completion of the development..

DATA ROOM

Further information can be found within the data room.

[Log In](#)



VIEWINGS –

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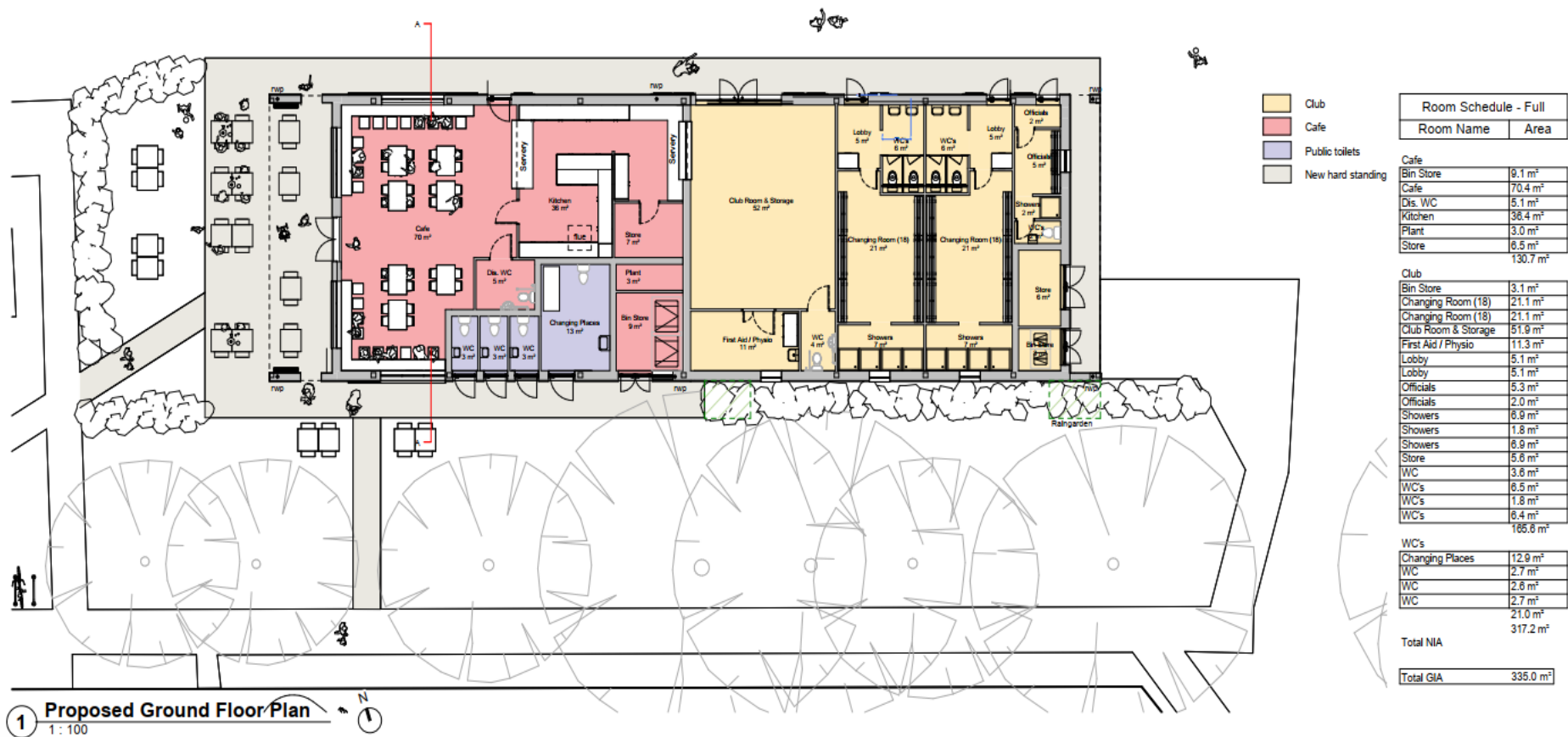
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- Club
- Cafe
- Public toilets
- New hard standing

Room Schedule - Full	
Room Name	Area

Cafe	
Bin Store	9.1 m ²
Cafe	70.4 m ²
Dis. WC	5.1 m ²
Kitchen	38.4 m ²
Plant	3.0 m ²
Store	6.5 m ²
	130.7 m ²

Club	
Bin Store	3.1 m ²
Changing Room (18)	21.1 m ²
Changing Room (18)	21.1 m ²
Club Room & Storage	51.9 m ²
First Aid / Physio	11.3 m ²
Lobby	5.1 m ²
Lobby	5.1 m ²
Officials	5.3 m ²
Officials	2.0 m ²
Showers	6.9 m ²
Showers	1.8 m ²
Showers	6.9 m ²
Store	5.6 m ²
WC	3.6 m ²
WC's	6.5 m ²
WC's	1.8 m ²
WC's	6.4 m ²
	185.8 m ²

WC's	
Changing Places	12.9 m ²
WC	2.7 m ²
WC	2.6 m ²
WC	2.7 m ²
	21.0 m ²
	317.2 m ²

Total NIA	
Total GIA	335.0 m ²

P3 17.06.24	Planning Submission	OK	DW
P2 27.03.24	Planning Submission	HG	DW
P1 26.03.20	Planning Submission	HG	DW

Rev	Date	Revision Details	Dr	Ch

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Adur District Council

Job Title:
Buckingham Park South Pavilion

Drawing Title:
Proposed Ground Floor Plan & Roof Plan

Scale:
1:100 @ A1 / 1:200 @ A3

Project	Drawing No	Rev
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7387	PL-05	P3
Drawn	Checked	Date
HG	DW	08.03.24

Status

S4 - Suitable for Stage Approval

DATE FOR SALE/RENTAL/LEASE

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