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**LEASE
OPPORTUNITY**

RARE SEAFRONT DEVELOPMENT OPPORTUNITY – 619 SQ FT (57.5 SQ M)

Former Shelter, West Buildings, Marine Parade, Worthing, BN11 3QD

DESCRIPTION

Expressions of interest are sought to appoint a developer/ operator who can create a space to deliver a high quality food and beverage, leisure or compatible commercial use. This is a rare opportunity to invest in a prime seafront location on Worthing promenade, while respecting the site's heritage and environmental sensitivities.

The requirement and opportunity is to activate the space and enhance the experience for both residents and visitors. The council's expectations are set out within the EOI which is located in our data room.

The Council is open to proposals that include refurbishment or redevelopment provided they respect and reflect the heritage nature and detail of the original structure.

Proposals that give consideration to view lines and the context of the conservation area in which the building is sited are expected.

The current shelter's roofline marks the extent of any new structure as there are some site constraints that limit the scale of any proposed scheme. There is an opportunity to extend outdoor seating to the east, west and south (using temporary surfacing) onto the beach elevations, to increase the potential covers.

All schemes will be subject to planning permission. A term in any offer that is reasonably 'subject to planning' is likely to be acceptable.

LOCATION

West Buildings Shelter - popular seafront location, a short walk from Worthing Pier.

This location has high year round footfall, is close to other amenities, including the central retail and leisure areas of the seafront which are within a short walk.

ACCOMMODATION (ACCORDING TO PLANNING PORTAL)

	SQ FT	SQ M
Shelter	619	57.5
TOTAL GIA	619	57.5

AMENITIES

- Popular seafront location
- Located a short walk from Worthing Pier
- Low Power

PROPOSAL/TERM

Offers are invited to develop a scheme or facility and operate it for the long term.

All terms and conditions are for negotiation. Please access our data room for more details.

The Council is open to uses that are unrepresented on the seafront and are appropriate for this location.

RATES

To be reassessed upon scheme completion.

VAT

Not applicable.

LEGAL COSTS

Council reasonable legal fees to be met by the tenant.

EPC

There is not a EPC Rating for this property, it will be calculated on completion of the development.

DATA ROOM

Please see the data room [Click here](#) for full expressions of interest documents and access STAT utility plans

**VIEWINGS –**

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