

The Stade Hastings

TO LET

CAFÉ / RESTAURANT BUSINESS OPPORTUNITY



- Experienced operator required
- Modern café / restaurant premises
- Circa 200 sq.m. (2150 sq. ft.) GIA
- Rental Offers Invited
- Prominent location forming part of a major cultural regeneration scheme.
- Estimated passing footfall of circa 2 million per annum
- Potential for strong levels of trade



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THE OPPORTUNITY

An £8.5 million cultural led regeneration of the former beachfront Stade coach and lorry park in Old Town Hastings is currently underway. The development will transform the site to provide a fantastic new public space for events and festivals alongside a new Jerwood Art Gallery and community facilities, including the café/restaurant premises already under construction and now being marketed. This is a unique opportunity for an experienced operator to develop a thriving and sustainable business. The premises are likely to enjoy good levels of passing trade due to its location.

JERWOOD FOUNDATION

The Jerwood Foundation has built up a substantial collection of 20th and 21st century British art that has never before been shown to the public. Its new gallery at the Stade will house this collection and will also show temporary exhibitions as part of the Jerwood Visual Arts programme which supports and showcases the best emerging artists working in the UK.

LOCATION

Hastings (population 85,000 – 2001 Census) is an established commercial centre on the south coast of England. The property will be located on the Stade in Old Town Hastings. This area is already popular and attracts strong levels of visitors throughout the year. The new development along with existing facilities which include other visitor attractions such as Blue Reef Aquarium is expected to increase footfall to circa 2 million per annum.

THE PROPERTY

Once completed the café/restaurant premises will be very prominently positioned within development. It will provide circa 200 square metres (2,150 sq. ft.) and initial views are that it will provide circa 60 internal covers. In addition, initial plans provide kitchen space, customer WCs, ample storage, a small kiosk and external seating for 18 covers.

PLANNING

Planning permission has been granted and the premises will benefit from restaurant/café use falling under Class A3 of the Town and Country (Use Classes) Order 1987 as amended.

BUSINESS RATES

The premises will be liable for business rates.

TENURE

The site is available leasehold. Our client is seeking to grant a new occupational lease on either a fully fitted or shell basis. Tenant incentives may be available.

PRICE

Rental offers are invited.

FURTHER INFORMATION

To discuss this opportunity further do not hesitate to contact:
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