



RESTAURANT

2,962 Sq Ft
(276 Sq M)

RENT: £55,000 PER ANNUM

Superb Turnkey
Restaurant
Opportunity with
Hotel Connection
on Popular Seafront
To Let

- + **PREMIUM REQUIRED**
- + Situated on Marine Parade, Directly Opposite Worthing Promenade and Pier & Connected To Worthing's Oldest & Much Loved Chatsworth Hotel (94 Rooms)
- + Nearby Occupiers Include Cafe Nero, Pavilion Theatre, Dome Cinema and Host of National & Independent Retailers
- + Refurbished in 2025 to a High Standard.
- + Ready For Immediate Occupation
- + New Lease Terms Available



Location

Worthing with a population of 100,000 is a popular seaside town located in between Brighton (13 miles east) and Chichester (18 miles west) on the south coast of England. Worthing is famed for its pier and promenade and both are directly opposite the property which is situated on the corner of Marine Parade and The Steyne in the heart of the town centre. Marine Parade is known for its versatile choice of independent and national bars and restaurants whilst a short walk away is Montague Street, home to a plethora of national and independent retailers and further eateries. Worthing mainline railway station with its service along the south coast and north to London (journey time of 1 hour and 25 minutes) is located one mile to the north of the property, whilst the property sits on the major bus route.

Description

Justice & Co are delighted to offer to the market this superbly located dual fronted restaurant premises situated in a prominent position along Marine Parade directly opposite Worthing's popular Pier and Promenade in the heart of the town centre.

This established restaurant was refurbished in 2025 to a high standard to include, LVT flooring, ample electrical sockets, spot and bespoke lighting, CCTV and Burglar Alarm. The refurbishment also included the renovation of a fully fitted bar servery area with inbuilt sink and lower level separate male and female WCs. Currently the premises has seating capacity for 80-100 internally with a further 50 covers externally on a wonderful unique outside terrace overlooking the promenade. The property has superb natural daylight supplied via its impressive 32ft return window frontage.

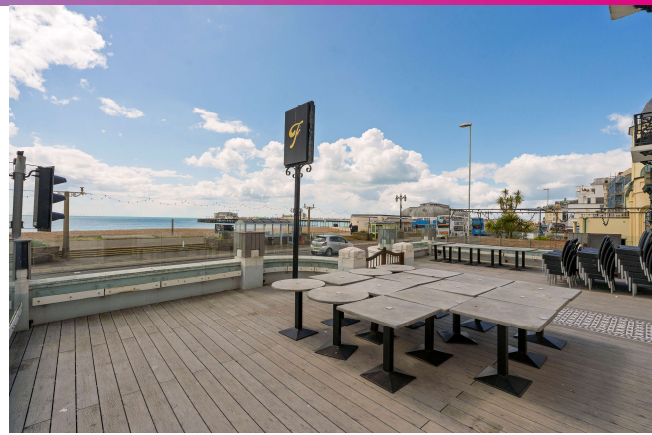
The property could be accessed directly from the Chatsworth Hotel, Worthing's oldest hotel, constructed in 1807 and under the same family ownership since 1932. The hotel provides 94 en-suite bedrooms and 9 conference rooms providing a captive audience for any new Tenants. Alternatively, there is pedestrian access via both Marine Parade and The Steyne.

The premises currently provides a ground floor flexible seating area with bar and fully fitted kitchen with two internal staircases leading to lower ground floor level. In one area you have superbly presented customer WC's whilst the other which is accessed via the kitchen provides further kitchen space, storage, two walk in freezers, office and cellar.

The property has many unique features including a wonderful front terrace which provides a new Tenant with the potential of outside seating with stunning sea views in the summer and an area which could be covered in the winter if required to still provide alfresco dining. The kitchen has full extraction system, 6 burner & 4 burner gas hob, commercial hot plate and grill, stainless steel work surfaces and numerous other restaurant equipment (a full inventory is available upon request). In addition to the above the property also houses a fully functional Neapolitan-style pizza oven featuring a mosaic-tiled dome and a refractory brick interior.

This is seen as a potential turnkey opportunity with immediate occupation if required and viewing is therefore highly recommended.

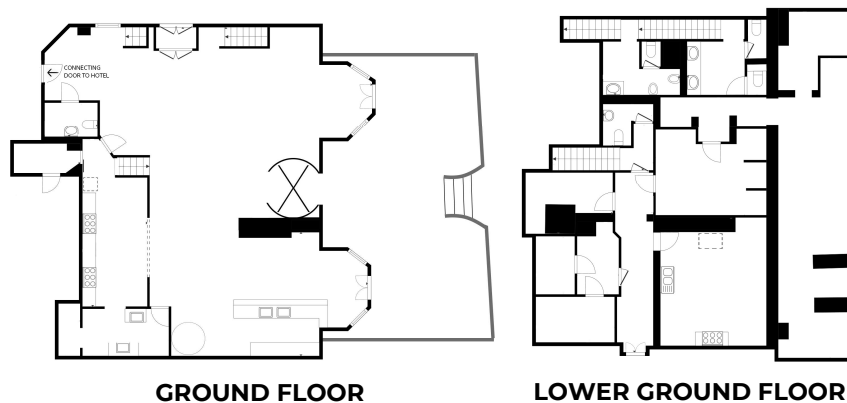




Accommodation

Ground Floor	SQ FT	SQM
Seating Area	1,171	109
Bar / Servery	200	19
Kitchen	200	19
Basement		
Kitchen	252	23
Store	115	11
Walk In Freezers	200	19
Office	65	6
Store	250	23
Plant Room	87	8
Cellar	422	39
Total	2,962	276

Floorplan



Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £(x). Parties may be eligible for rates relief or assistance. Interested parties are asked to verify this information directly with Adur & Worthing Council.

Summary

- + **Rent** - £55,000 Per Annum Exclusive
- + **Premium** - To Be Agreed
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** -
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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