

Renovated Historic Theatre

Theatre Royal Margate

Addington Street, CT9 1PW

**Long Term Operational Partner
Sought**

Summary:

- Grade II* listed theatre with 465+ seats
- £6m comprehensive restoration underway
- Autumn 2027 handover
- Opportunity to input to detailed design
- 99 Year Lease available with peppercorn rent
- 19 Hawley Square (adjacent building) available for support facilities



Colliers

Accelerating success.

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Opportunity Highlights



63,500
Margate
Population
(2024 est)



0.6 miles
From Margate
Station



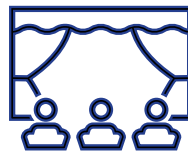
3.9 Million
Annual Visitors to
Thanet District
(2021)



135,000
People living
within 15-minute
drive



£6,000,000
Committed to
renovate the
theatre



465+
Seating
Capacity



25% of
Population
Aged 40-59
The Core
Theatre Going
Demographic



19 Hawley Square
Adjacent
500 sq m Building to
Support Theatre
Operations

The Context

Margate has enjoyed a culture-led renaissance over the past 2 decades, led by major investments in Turner Contemporary, Dreamland, renovation of Old Town buildings and Tracey Emin's TKE Studios.

The beautifully restored Theatre Royal will be its next cultural jewel.

It is on the edge of the town centre, near other cultural attractions and a burgeoning range of restaurants and bars.

It has good road connectivity via the A28 and A299 Thanet Way, to Canterbury and the motorway network, including the M2. Ample public parking is available nearby. Margate railway station is c.0.6 miles north-east, with services to London St Pancras International and London Victoria.

About 135,000 people live within 15-minute drive, and the town has steadily become more popular with visitors from further afield.



The Theatre

The Theatre Royal, constructed in 1787, is the second oldest operating theatre in Britain. It was designed by Jethro T. Robinson, a prominent Victorian theatre designer, and is the last remaining example of his work that is largely intact. It is grade II* listed. It is owned by Thanet District Council.

It is undergoing a comprehensive refurbishment with £6 million of funding from the government's Town Deal. Foster Wilson Size, who specialise in restoration of historic theatres, are the architects.

The works will sensitively restore the heritage, while delivering a modern venue of c.465-480 seats. Improvements will include restored interior decoration, renewed seating and carpets, new toilets, bar and box office facilities, upgraded sound and lighting infrastructure, reinstatement of the orchestra pit, and new ventilation, wiring and drainage systems.

Back-of-house works include new accessible dressing rooms and an upgraded stage door entrance. Externally the façade is being restored, the roof repaired with solar panels, and the street enhanced with new paving.

The incoming operator will have opportunity to input into the detailed designs.



External Visuals

Existing



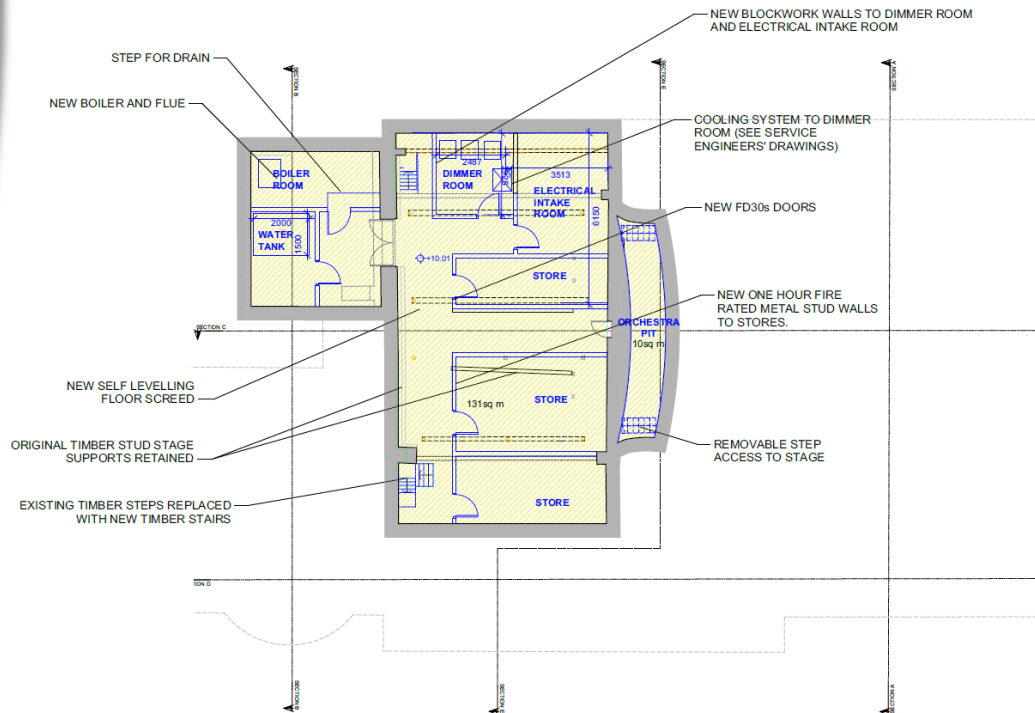
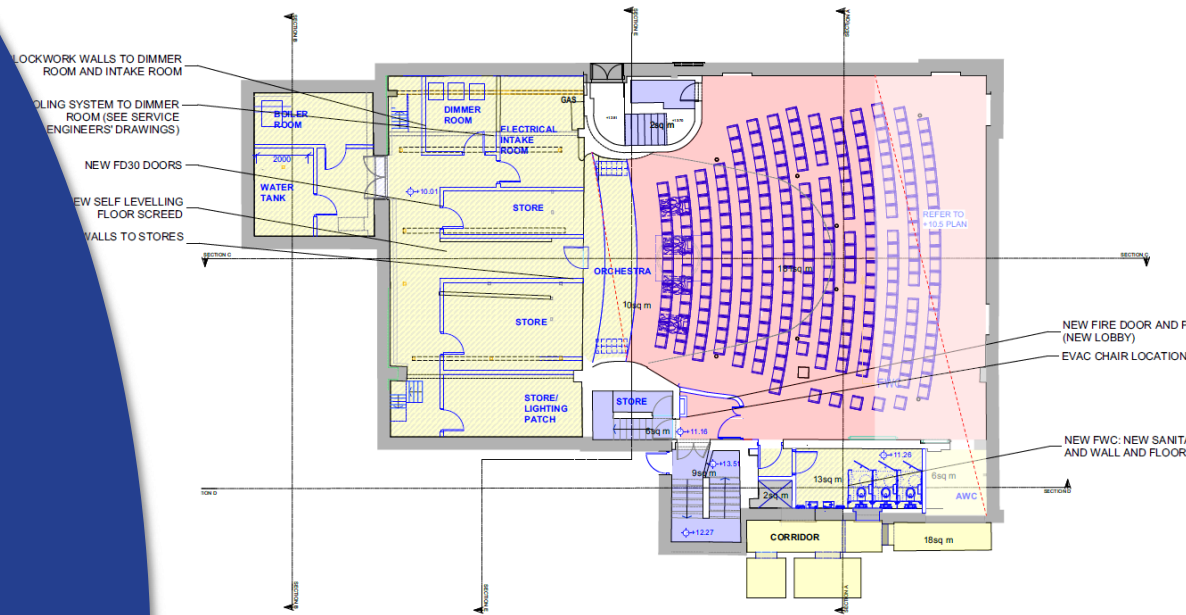
Planned



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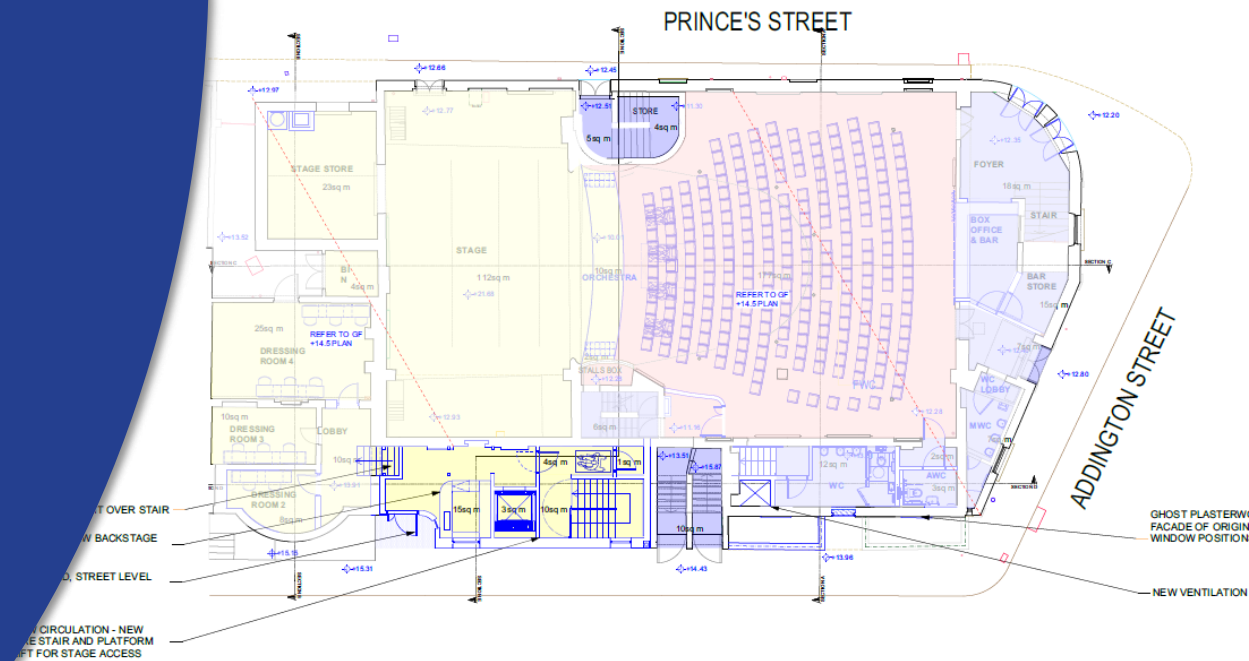
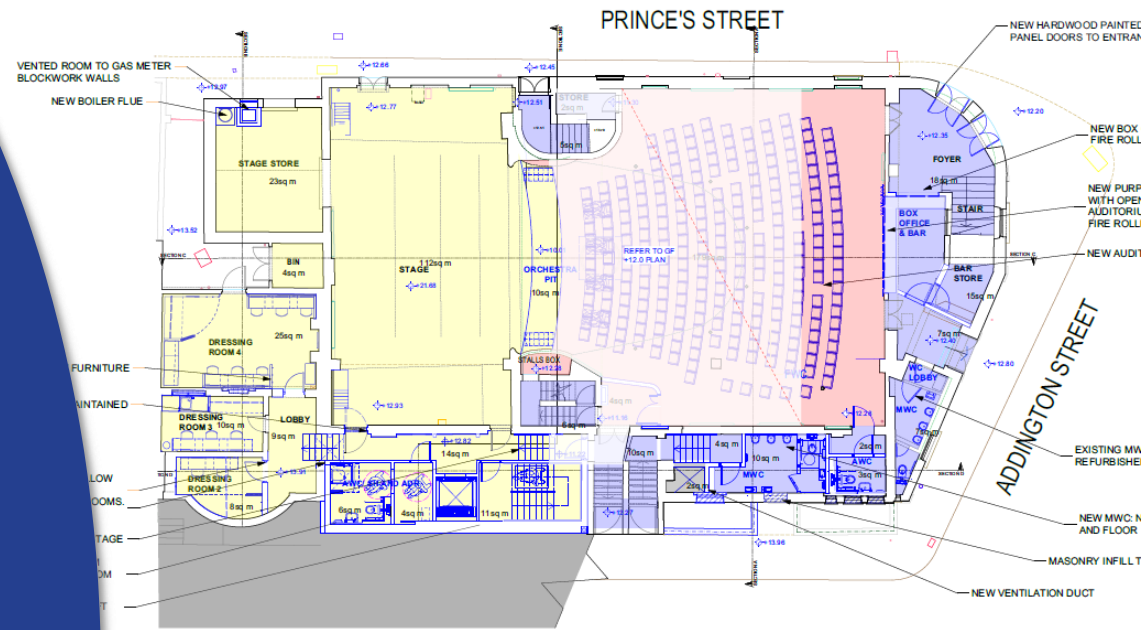
Basement Floor

- Boiler Room
- Water Tank
- Dimmer Room
- Store x4
- Electrical Intake Room
- Auditorium Seating
- Orchestra Pit



Ground Floor

- Stage
- Stage Store
- Dressing Rooms 2-4
- Lobby
- Orchestra Pit
- WCs
- Bar Store
- Box Office & Bar
- Foyer
- Auditorium Seating



19 Hawley Square

Thanet District Council own this grade II listed former hotel, currently divided into 8 apartments, across the street from the Theatre Royal.

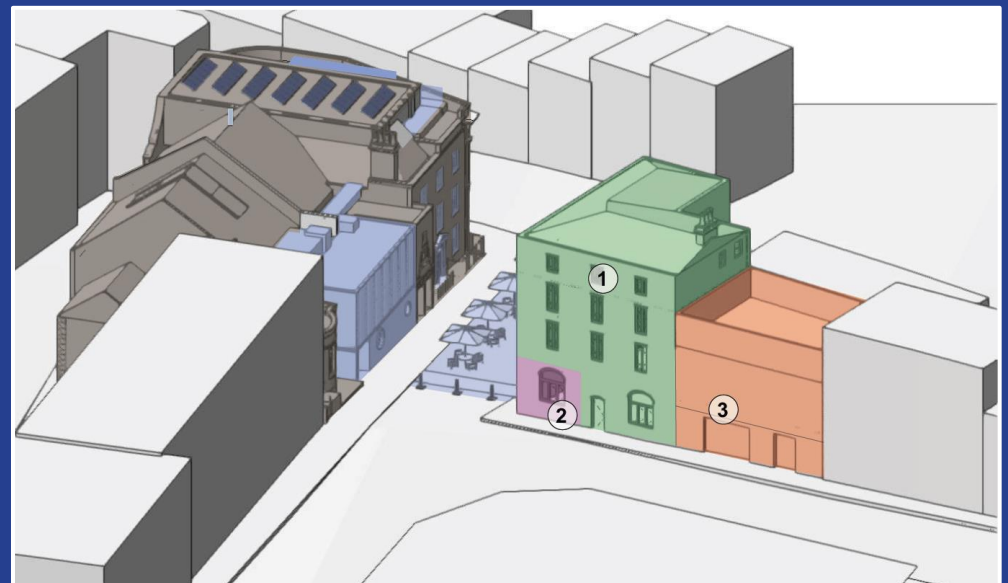
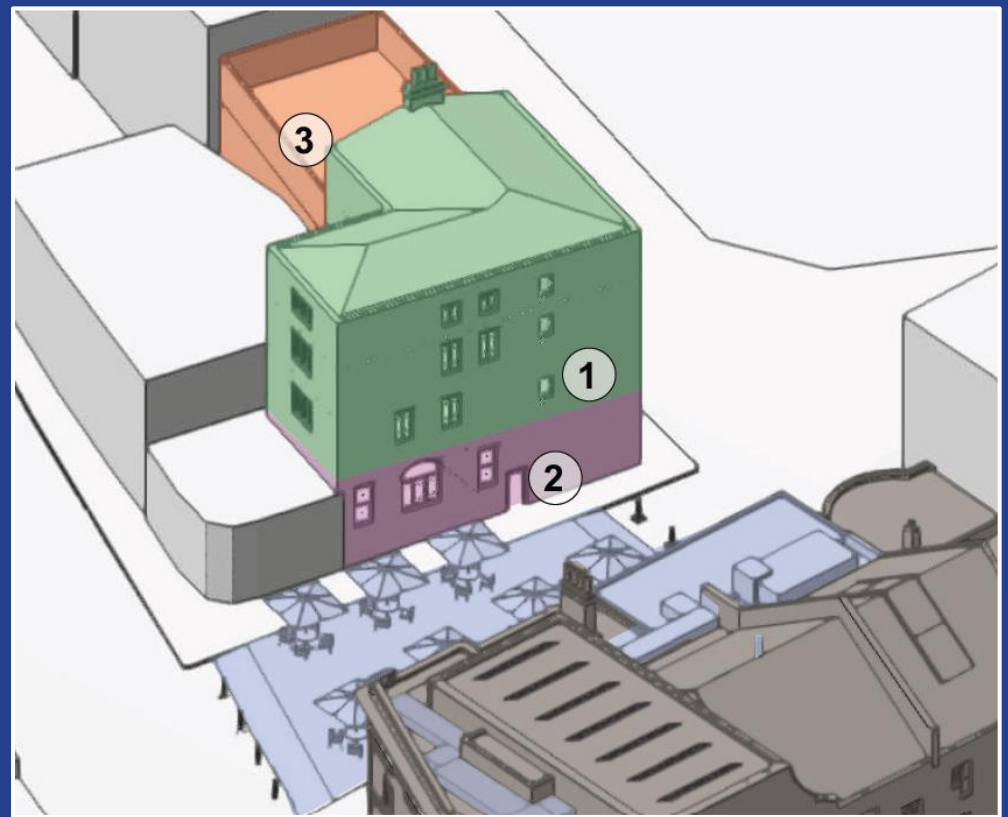
The Council will consider offering the whole or part of the building as part of the agreement with the theatre, on the basis that it is used for ancillary or operational use in support of the theatre's activities.

It is envisaged that it could provide space for rehearsal, administration, accommodation for visiting artists, and / or income generation.

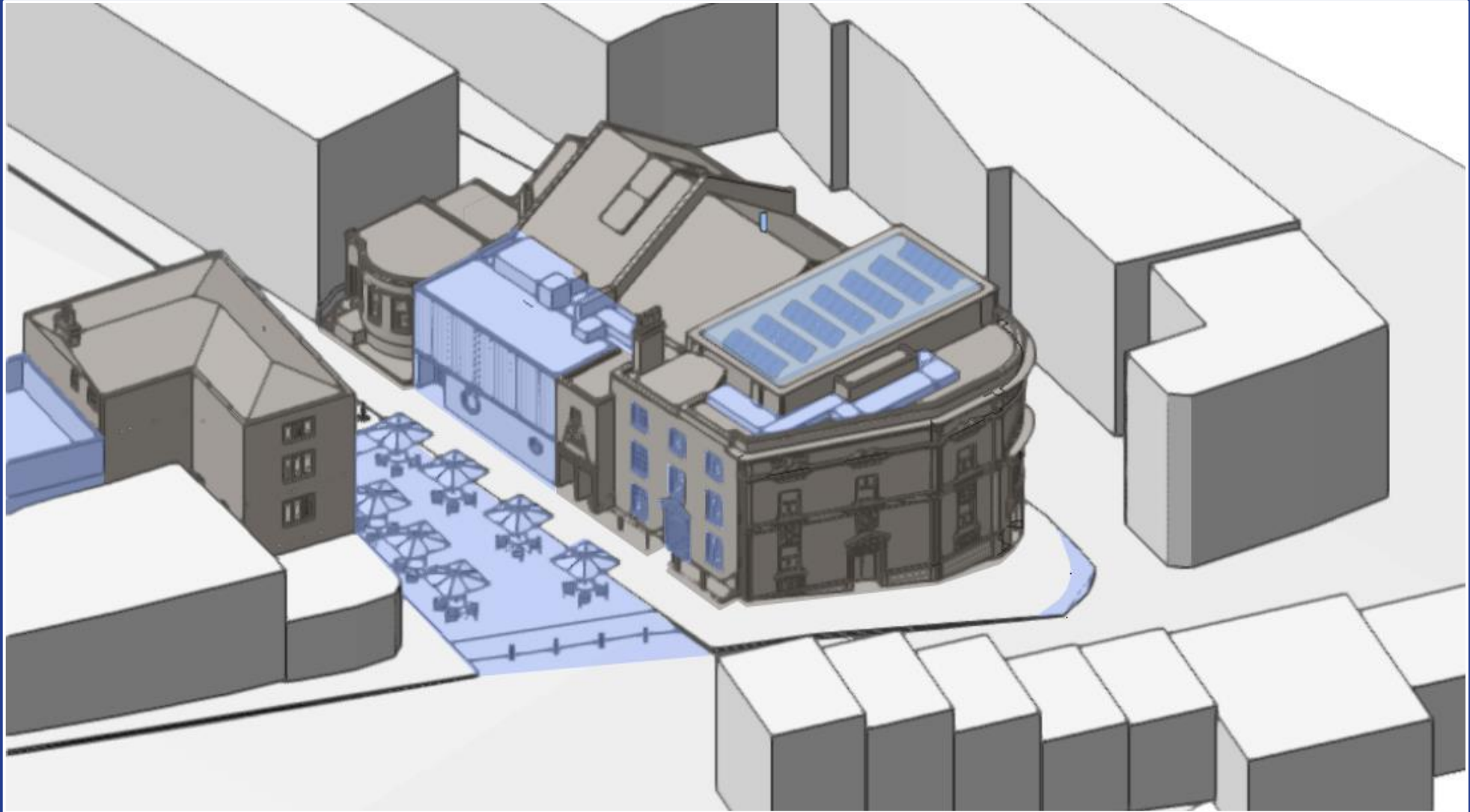
Funding for its restoration has not been secured.

Thanet Council will work with the operator to plan how the building is to be used and potentially secure funding.

Further details can be provided upon request.



The Masterplan Theatre Royal and 19 Hawley Square



Terms

Proposal

Thanet District Council invite offers on a Full Repair and Insuring leasehold basis for a term up to 99 years.

No revenue funding support is available.

Organisations that are interested in using the building but not operating it are also invited to express interest.

Further information is available in the Dataroom, for access please contact any of the representatives. It includes a submission specification, which explains what information should be provided and criteria against which submissions will be assessed.

Viewing

Viewings are strictly by prior appointment. Please email the respective agents to arrange a visit.

Use

The Property is to be used as a theatre, being a sui generis use, pursuant to the Town and Country Planning (Use Classes) Order 1987 (as amended).



EPC

A new EPC will be issued on completion of the works.

Legal Costs

Each party is to be responsible for their legal and professional costs associated with the transaction.

Business Rates

The current Ratable Value of the property is £20,250 (1 April 2023 to present). Any enquiries should be made to the local authority's business rates department

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