



Please note photos were taken in March 2024

Marina Pavilion

37-44 Marina, St Leonards-on-sea, Hastings, TN38 0BU

Tenure - **Leasehold**

Guide Price - **Offers invited**



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Summary

- Panoramic views over the English Channel
- Prominent site opposite the Royal Victoria Hotel
- Two large and flexible trading areas
- Large balcony
- Approximately 14,000 sq ft (1300 sqm)
- Suitable for many different types of leisure use

Marina Pavillion, 44-37 Marina, St Leonards, Hastings, TN38

Approximate Area = 13572 sq ft / 1260.8 sq m (Excludes Bin Store & Plant Room)

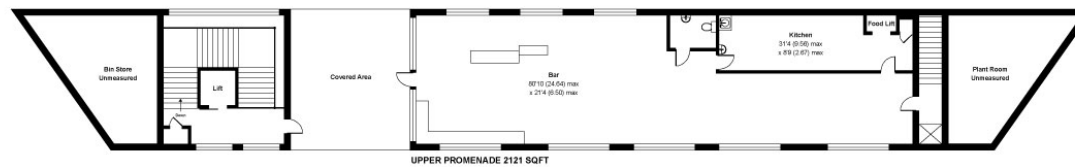
Limited Use Area(s) = 16 sq ft / 1.5 sq m

Total = 13588 sq ft / 1262.3 sq m

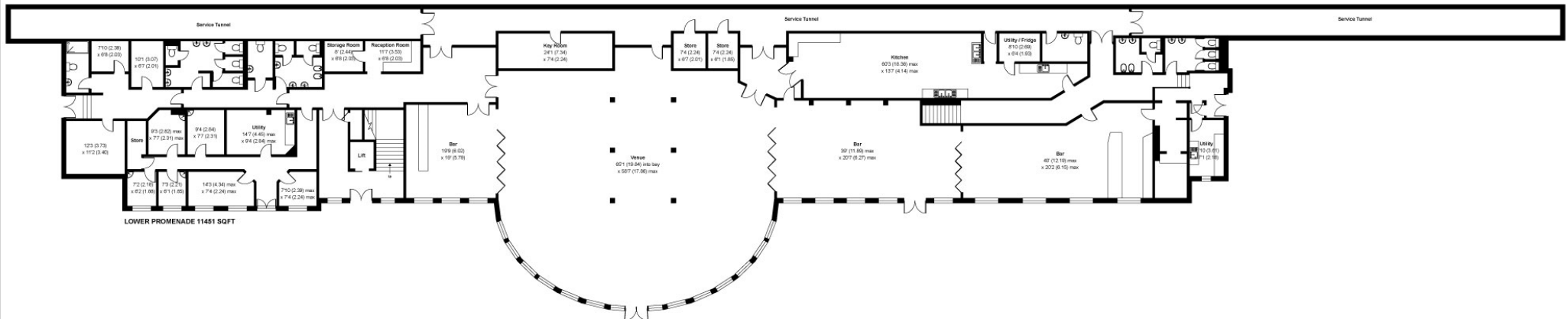
For identification only - Not to scale



Denotes restricted
head height



SERVICE TUNNEL – PLEASE NOTE THIS AREA IS OUTSIDE OF OUR DEMISE
AND IS TO BE RETAINED BY HASTINGS BOROUGH COUNCIL



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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Location

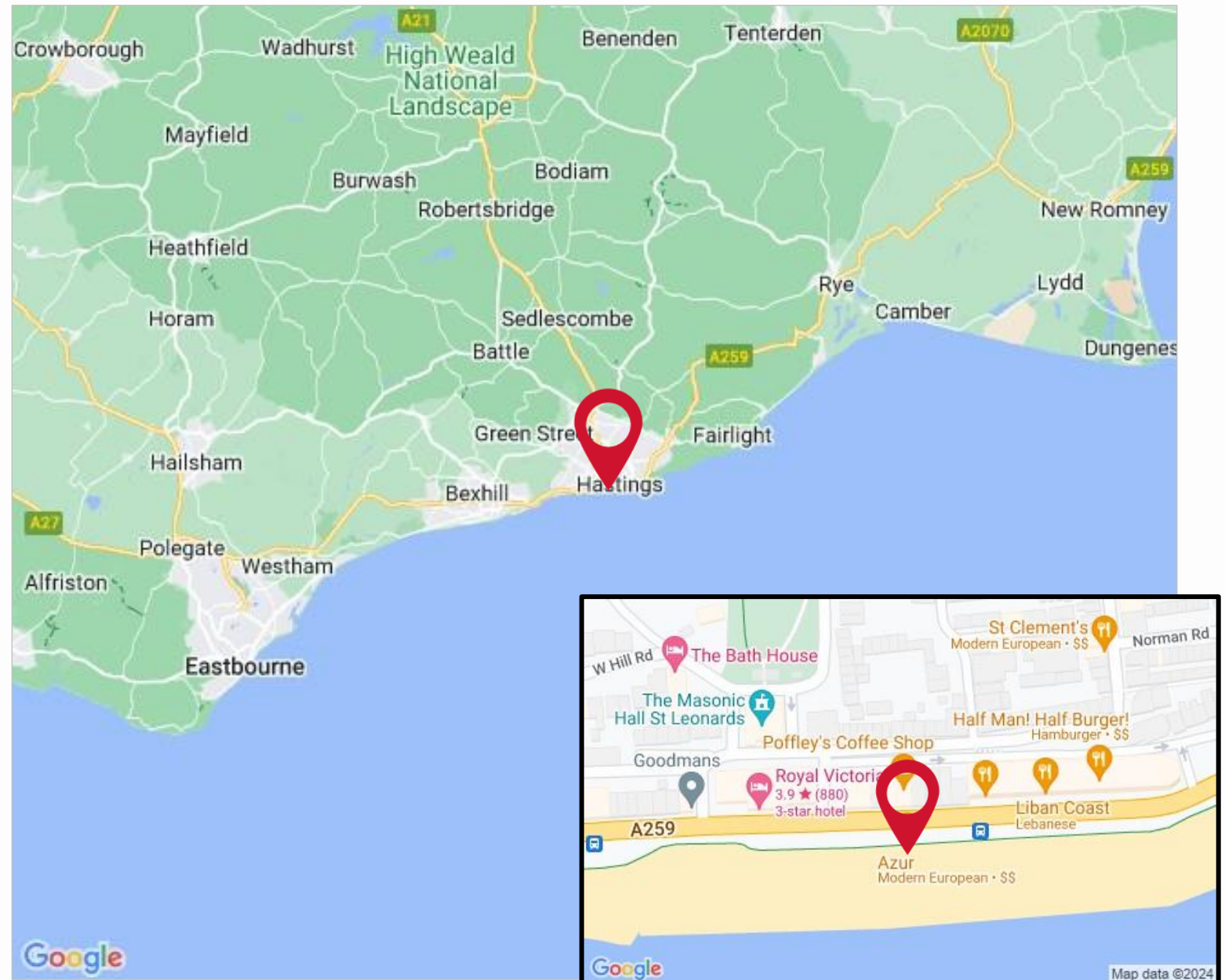
Marina Pavilion is situated just off the seafront occupying an elevated and prime site in the popular resort town of St Leonards-on-Sea which was originally created by famous architect James Burton in the early 19th century. Close to its neighbour Hastings it is well served by major road routes, namely the A259 coast road and the A21 London Road, which continues northwards to the M25 and London. There are good train services to London, with stations at Hastings, West St Leonards and St Leonards Warrior Square.

Description

A 2 storey property on the seafront with panoramic views over the beach and English Channel. We understand the lower section was built in the 1930s.

Trade

No trade is warranted or sold..



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Accommodation

Lower Promenade

Former Treatment Rooms – this area includes 9 number rooms to include 2 offices, a storeroom and shower room.

Ladies, gents and disabled toilets.

Reception Area and Office – armchairs and fully carpeted.

Ancillary areas to include beer cellars, laundry room, dry goods store and staff rooms.

Kitchens – comprehensive and extensive range of stainless-steel equipment.

Wedding /Function area – large trading area which can be sectioned with sliding doors and offer flexibility with raised stage area, sprung dance floor and large windows overlooking the se.

Ladies & gents toilets

Service Tunnel – please note this area is outside of our demise and is to be retained by Hastings Borough Council.

Upper Promenade

Bar/Restaurant – separate access to open plan trading area with modern furniture, timber floor and its own bar/service area.

Kitchens - comprehensive and extensive range of stainless-steel equipment.

Disabled toilets.

External

Balcony – a genuine focal point and views over the beach and English Channel.

Fixed seating.



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Tenure

The site ceased trading on 29th January 2024 .Our client is now inviting offers for a new 10-year lease or the long leasehold interest. The property is held on a lease from Hastings Borough Council from 8th October 2007 to 7th October 2077 (approximately 51 years unexpired) at a peppercorn rent.

Business Rates

The property is in an area administered by Hastings Borough Council. The property is described in the VOA website as 'Restaurant and Premises' and shows a Rateable Value of £49,500 (with effect from 1st April 2026).

Planning

The property is not grade listed but is situated within a conservation area.

Premises Licence

A premises licence prevails, the main activities being:

- Sale of Alcohol / Recorded Music / Live Music

Sunday to Wednesday 10.00 am to 2.00 am

Thursday to Saturday 10.00 am to 4.00 am

- Late Night

Sunday to Wednesday 11.00 pm to 1.00 am

Thursday to Saturday 11.00 pm to 3.00 am

Services

We understand the premises will be connected to all mains services.

EPC

The property has an EPC rating of C.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all occupiers (including Tenants). Prospective occupier(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective occupiers should consult their accountant for professional advice in this respect.

Further Information & Viewing

For further information and to arrange a viewing, please contact Nick Earee at Fleurets South office – 07836 541 790 or our joint agents Alexander Hobbis at Dyer & Hobbis - 01424 423626 .

Please note the premises are closed to trade.



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For further information please give either Nick or our joint agents Alexander Hobbis at Dyer & Hobbis a call.



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