Oldfield Smith & Co.
Chartered Surveyors

To Let



Hollington Community Centre

1 Wishing Tree Road North, Saint Leonards-on-sea, TN38 9LL

Standalone, Established and Substantial Community Asset with yard/parking

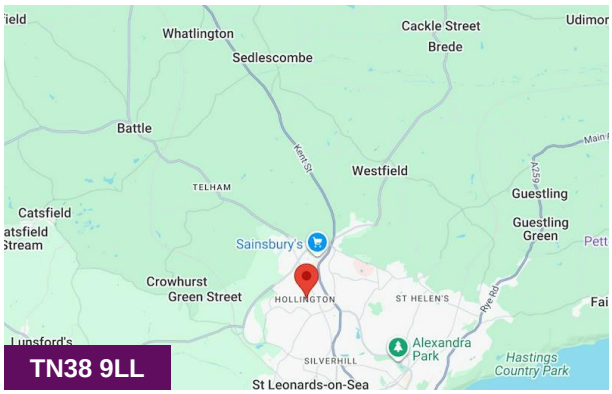
6,460 sq ft
(600.15 sq m)

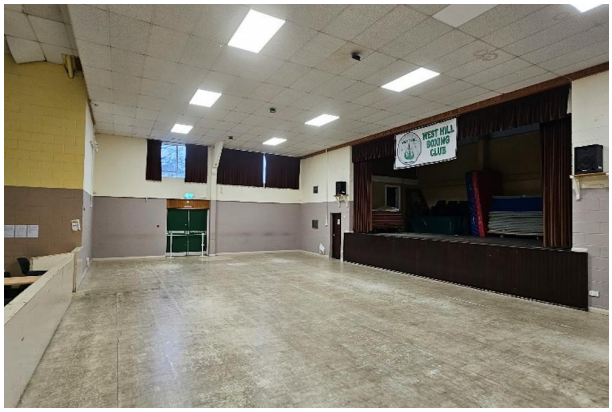
- Substantial community asset rarely available
- Arranged as a multi-purpose community hall and function rooms with ample storage
- Asset of Community Value suitable for a community or voluntary organisation
- Available on a new fully repairing and insuring lease from the Council – terms to be agreed

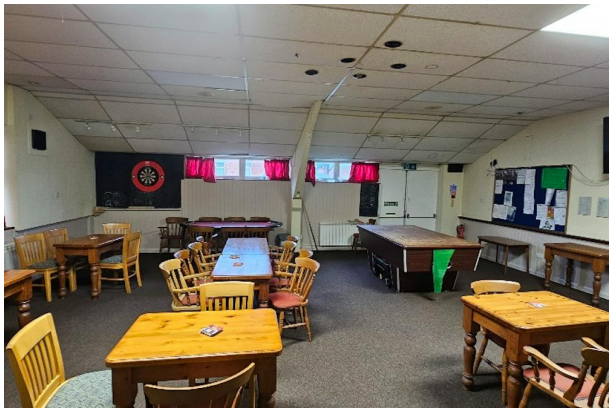
Hollington Community Centre, 1 Wishing Tree Road North, Saint Leonards-on-sea, TN38 9LL

Summary

Available Size	6,460 sq ft
Rent	Rent on application
Rateable Value	£12,000 Current rateable value (1 April 2026 to present)
Car Parking	Ample parking in the side and front yard
VAT	Not applicable
EPC Rating	B







Description

The premises are considered to be a long-established space for the local community. The property requires significant capital expenditure that an incoming tenant will be expected to factor in to any offer, supported by a considered plan to ensure the property remains sustainable for the community use longer-term.

The bidder may wish to consider how to accommodate the Neighbourhood Health Provision scheme, collaborating between health, social care and community organisations within the area to directly improve and benefit the wellbeing of local residents.

The property is substantial and currently arranged as a multipurpose community hall with staged area. To the middle is a good sized function room with seating to the rear. There is a separate kitchen with male and female public changing rooms, showers and WCs with parking and yard provisions at the front and side of the building. The lower ground floor offers storage space.

Accommodation

The accommodation comprises the following gross internal areas:

Description	sq ft	sq m
Ground Floor	5,725	531.87
Lower Ground	735	68.28
Total	**6,460**	**600.15**

How to Make an Offer

This property is listed as an Asset of Community Value and expressions of interest are welcome via the Community Right to Bid Process. All tenders are to be submitted by way of the Expressions of Interest Form (closing date to be confirmed). Supporting documentation is available via access to our data room, available upon request.

Location

The property is situated in the established residential area of Hollington, St Leonards-on-Sea. Local shops, schools and community facilities are all within easy reach, with good access to public transport and the wider road network, including the A21. The property also neighbours a newly refurbished Youth Club.

Viewing & Further Information



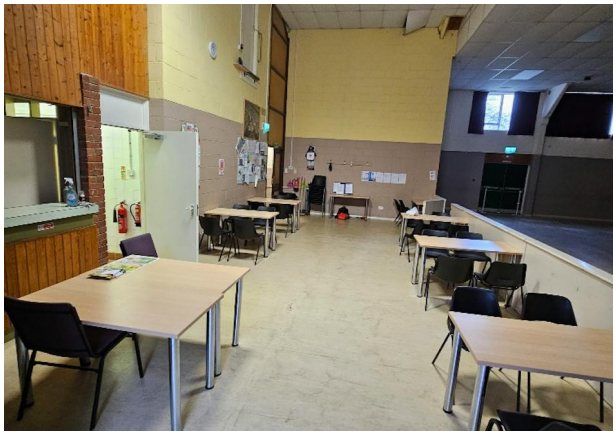
Alex Roberts
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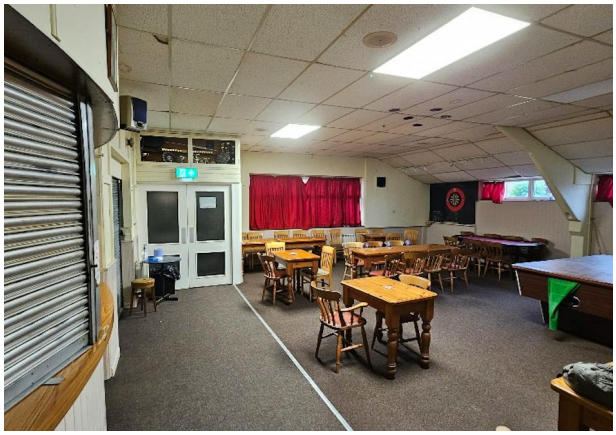
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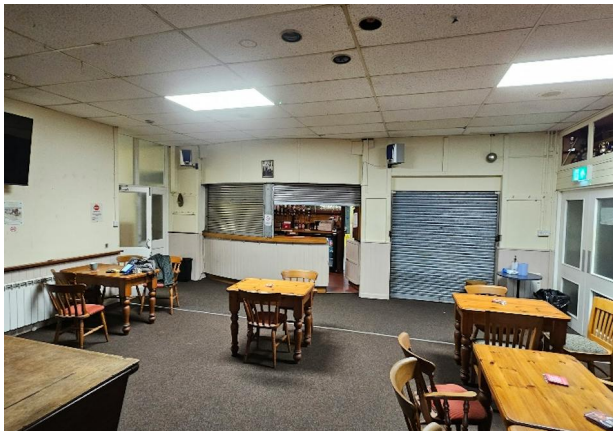



JOOLA





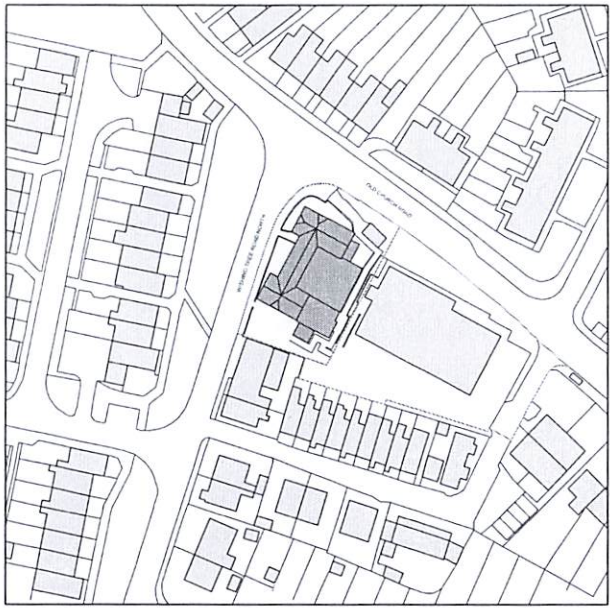












1 Site Location Plan

1:1250



2 Site Location Plan

1:500

1:1250
0 10 20 30 40 50 75M

1:500
0 5 10 20 30M

GENERAL NOTES

NOTES

REVISIONS

Rev	Date	Details	Chk	Appd
	27.09.24	Planning Issue	CM	RP

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E studio@rxarchitects.com
www.rxarchitects.com

JOB NUMBER 02224

PROJECT NAME
Hollington Youth Hub
1 Wishing Tree Rd North
TN38 9LL

CLIENT
ESCC

STATUS	SCALE	DATE
PLANNING	1:500 @ A1	15/08/2024

DRAWING NAME
Site Location Plan

DRAWING NUMBER
02224-PL-50

REV