



RETAIL / CAFÉ /  
RESTAURANT OPPORTUNITY

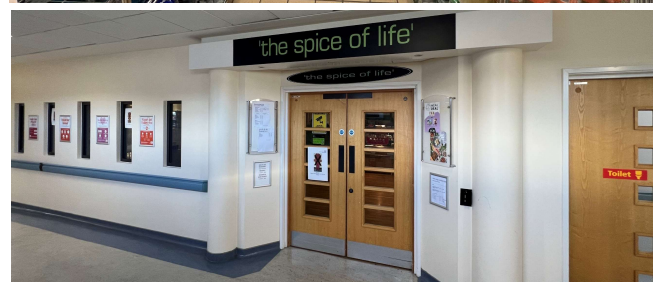
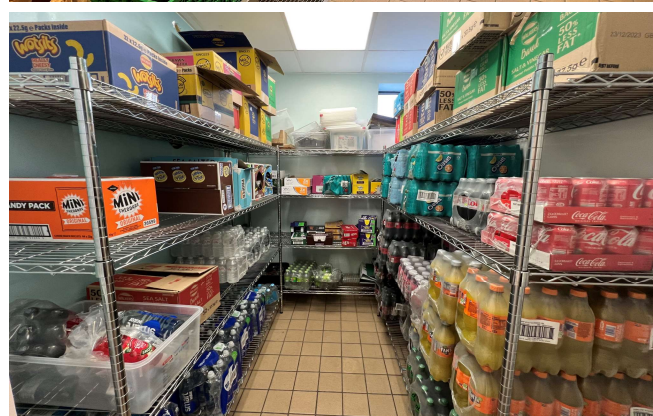
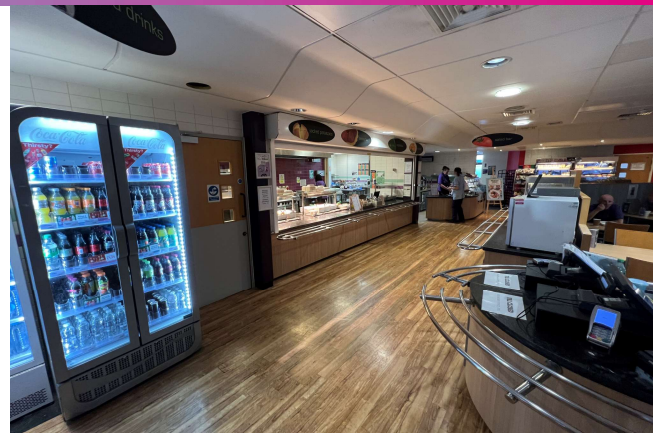
2,779 Sq Ft  
(258 Sq M)

EXPRESSIONS OF INTEREST  
INVITED

Invite To Tender For  
Exciting Food /  
Drink Opportunity  
within Major Local  
Hospital

- + On Instructions From University Hospitals  
Sussex NHS Foundation Trust
- + Tender Open Until **29<sup>th</sup> January 2024**
- + Rare Opportunity to Lease The Main  
Restaurant Space Within St Richards Hospital,  
Chichester
- + Suit Variety of Commercial Food & Drink  
Occupiers
- + Contact Sole Agents For Tender Pack and  
Block Viewing Times





## Location

St Richards Hospital in Chichester is a medium sized district Hospital located approx 1 mile outside the Town Centre situated on a plot of approx 31 acres. Originally opened in 1938 the Hospital has expanded over the years and currently provides employment for over 3,200 staff, 450 inpatient beds and a further 450 outpatient appointments per day. The Hospital is a busy vibrant place to work and is divided into four wings with various specialist clinics running from self contained buildings situated on the Hospital site. To the front of the Hospital off Spitalfield Road there is a large pay & display car park for in excess of 200 cars.

Chichester itself is a popular cathedral city with a population in excess of 25,000 and is situated in between the cities of Brighton (32 miles east), the seaside town of Worthing (18 miles east) and Portsmouth (18 miles west). Chichester mainline railway station with its regular services along the southcoast and north to London (journey time of 2 hours) is located a 30 minute (1.5 miles) walk from the Hospital. The Hospital is situated on a popular bus route and is largely surrounded by residential houses although the Portfield Retail Park and Barnfield Retail Park are situated close by.

## Description

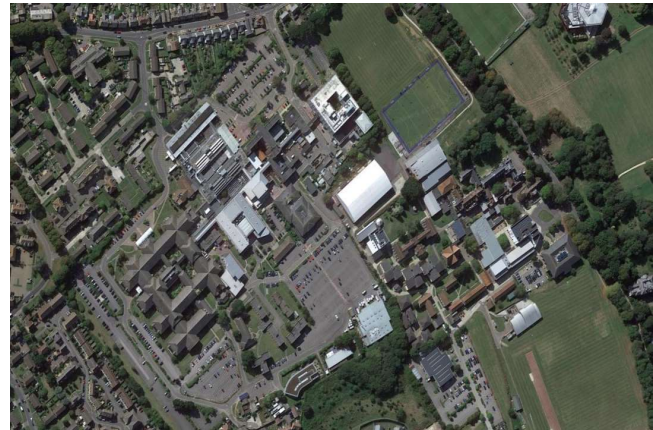
An opportunity to tender to take on the main restaurant within St Richards Hospital in Chichester.

The Trust is looking for a food/beverage partner that can deliver a high-quality variety of food (both hot and cold), snacks and drinks at affordable prices.

The space is located at first floor level and has both stairs and lift access. Annual footfall within the hospital is expected to be in excess of 500,000 people per year. The Trust will be undertaking some modernisation and implementation works as part of this Tender and the space offered will comprise of an open plan servery area, deli, preparation area, commercial kitchen, dishwasher area with various stores and staff welfare facilities. The Trust will be providing a circa 1,000 Sq Ft seating area which will be maintained by them but available for use for the restaurant / cafe occupiers or customers. Customers will also have access to some shared WC facilities (Male / Female / Disabled) which are adjacent to the space being offered.

The space will provide a mixed food and drink offering to staff, patients & visitors and will need to be open 7 days a week from 7am until 8pm (as a minimum).





## Accommodation

The property has the following approximate floor areas. Please note the codes used below match up with those on the floor plan used within the marketing and tender documents.

| Floor / Name                            | SQ FT        | SQM        |
|---|--------------|------------|
| 56/01/01/01 - Restaurant & Servery      | 1,235        | 115        |
| 56/01/01/15 - Deli                      | 95           | 9          |
| 56/01/01/14 - Disposable Store / Office | 99           | 10         |
| 56/01/01/12 - Prep Area                 | 477          | 44         |
| 56/01/01/13 - Lobby                     | 62           | 5          |
| 56/01/01/10 - Mechanical Riser          | 67           | 6          |
| 56/01/01/09 - Dishwasher                | 480          | 44         |
| 56/01/01/08 - Cleaning Cupboard         | 86           | 8          |
| 56/01/01/07 - Storage                   | 43           | 4          |
| 56/01/01/06 - Electric Riser            | 55           | 5          |
| 56/01/01/03 - Ancillary Storage         | 80           | 8          |
| <b>Total</b>                            | <b>2,779</b> | <b>258</b> |

## Floor Plan



## Tender Information

To express interest and participate in the tender, please register and apply via Atamis e-sourcing portal

<https://health-family.force.com/s/Welcome>.

Should Tenderers have any queries, or having problems using the portal, they should contact Helpdesk at:

**Phone:** 0800 9956035

**E-mail:** support-health@atamis.co.uk

## Summary

- + **Closing Date For Tender** – 29<sup>th</sup> January 2024
- + **Rent** – Offers Invited
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **DEC** – D(91)

## Viewing & Further Information

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