

Main Restaurant, First Floor, West Wing,  
Worthing Hospital, Lyndhurst Road, Worthing,  
West Sussex, BN11 2DH



RETAIL / CAFÉ /  
RESTAURANT OPPORTUNITY

2,398 Sq Ft  
(222 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 Worthing Hospital
- + Excellent Access Via Stairs From Car Park / Lift  
To All Floors
- + Suit Variety of Commercial Food / Drink  
Occupiers
- + Contact Sole Agents For Tender Pack & Block  
Viewing Times





## Location

Worthing Hospital is a medium sized district Hospital located in the heart of the Town Centre situated on a plot of approx 15 acres. Originally opened in 1881 the Hospital has expanded over the years and currently provides employment for over 3,700 staff, 500 inpatient beds and a further 500 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 on Lyndhurst Road there is a pay & display car park for in excess of 150 cars.

Worthing itself is a popular seaside town with a population in excess of 105,000 and is situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west). Worthing mainline railway station with its regular services along the southcoast and north to London (journey time of 90 minutes) is located a 15 minute walk from the Hospital. The Hospital is situated on a popular bus route and is largely surrounded by residential houses although there is a Waitrose supermarket within 500 yards to the front and a large recreation ground (Homefield Park) located to the rear.

## Description

An opportunity to tender to take on the main restaurant within Worthing Hospital.

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 is immediately above the entrance to the West Wing with direct access from the car park. Annual footfall within the hospital is expected to be in excess of 650,000 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 2x offices, a storeroom, open plan servery area, commercial kitchen with rear preparation area, stores, wash up area and staff welfare facilities. The Trust will be providing a circa 2,000 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).





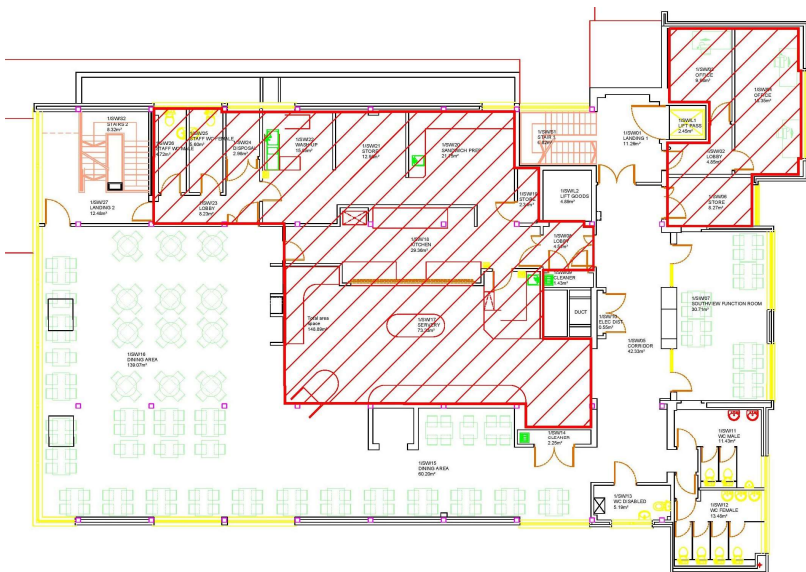


## Accommodation

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
1/SW/03 - Office	107	10
1/SW/04 - Office	197	18
1/SW/02 - Lobby	52	5
1/SW/06 - Store	91	8
1/SW/17 - Servery	788	73
1/SW/08 - Lobby	55	5
1/SW/19 - Store	25	2
1/SW/18 - Kitchen	316	30
1/SW/20 - Sandwich Prep	227	21
1/SW/21 - Store	139	13
1/SW/22 - Wash Up Area	170	16
Welfare Facilities	231	21
<b>Total</b>	<b>2,398</b>	<b>222</b>

## Floor Plans



## 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(98)

## Viewing & Further Information

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