JUSTICE &CO COMMERCIAL PROPERTY SPECIALISTS

Justice & Co Commercial Ltd

307 Goring Road
Worthing BN12 4NX

01903 251 600
enquiries@justiceandco.co.uk
justiceandco.co.uk

Mr Phuong Le
Deadspace Developments Limited
35 Goring Road
Worthing
West Sussex
BN12 4AR

15th April 2025

Dear Phuong,

42 Marine Parade, Worthing, West Sussex, BN11 3QA

Further to our recent telephone conversation I write with an update with regards to the marketing of the above mentioned premises which is currently being marketed by ourselves and local agent Jacobs Steel.

The property which has traded as a bar and restaurant for over two decades was refurbished extensively in 2024.

From the start of marketing in December 2025 we carried out the following:

Internet

Details/photographs were uploaded to our website (www.justiceandco.co.uk) and to such national property listing sites as Rightmove, On The Market, NovaLoca, EG Propertylink, Focus and Estate Agents Clearing House (EACH).

Particulars

Full colour with photo particulars were sent and handed to all interested parties. These particulars could be downloaded directly from our website. A copy is enclosed for your information.

E-Shot

Particulars emailed out twice to:

- Sussex and Surrey commercial agents (100)
- London commercial agents (450)
- Applicants (278)

Boards
Boards were erected on the front elevation advertising the property as “To Let”

Advertising

Featured within our online newsletter whilst also featuring on social media platforms such as LinkedIn, Facebook and Instagram.

Viewings

Following the launch of the property in December 2025 we carried out a number of "viewing days" at the property on behalf of our clients. Interest was obtained from a small number of restaurant and bar operators. The initial feedback was the quoting rent of £25,000 per annum was too expensive given the economic and political climate. We therefore adjusted the rent to £22,500 per annum in January 2026 in order to try and obtain fresh interest. Sadly enquiries since the turn of the year have tailed off, despite all of the aforementioned marketing having been carried out.

Conclusion

Taking all feedback from viewings and the general opinion from ourselves is that the building does not meet the modern day requirements of businesses nor is the location prominent enough for many businesses that require regular foot traffic. This is a seasonal location with limited shelter from the elements. It is therefore our recommendation that consideration is given to a residential conversion.

I would be more than happy to discuss this matter in more depth in our next meeting and accordingly look forward to hearing from you in due course.

Yours sincerely



Jon Justice
Managing Director
Justice & Co Commercial Limited