42 Marine Parade, Worthing – AWDM/0673/26

Enclosure 6 – Press reports and 2017 sale particulars

6a Cove Bar & Lounge, 37–39 Marine Parade: "Worthing bar that launched this summer has closed with immediate effect" (Sussex World / sussexexpress.co.uk, 16 September 2026)

6b Level 1, Worthing seafront: "Popular Worthing bar reveals 'sad news' it will close for good next month" (Sussex World / sussexexpress.co.uk, 5 October 2026)

6c Bar Forty Two, 42 Marine Parade: sale particulars, Marshall Clark, May 2017

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0:06 / 0:14

Consumer

Worthing bar that launched this summer has closed 'with immediate effect'



By Katherine Hollisey-McLean

Published 16th Sep 2026, 13:05 BST

A seafront bar and lounge that opened in May has revealed the sad news it is closing ‘with immediate effect’.

Cove Bar and Lounge opened in Marine Parade on May 1, and according to its **Facebook** page was serving food and drink throughout the summer season.

But a message posted to its Facebook page yesterday, titled ‘Sad news everybody, goodbye for now, and thank you - Team Cove x’, revealed it was closing for now.

The message read: “It is with great disappointment that we must announce that due to unforeseen circumstances, Cove is having to shut with immediate effect.

“We just wanted to say a massive thank you to our brilliant Cove team who put every ounce of their energy into this venue and made the place a fun, vibrant and lively addition to **Worthing** seafront. And to everyone who visited Cove over the summer, thank you! We appreciate every single one of you!

“We have contacted anyone with future bookings but you have any issues or queries please don't hesitate to contact us.

“We hope this is not goodbye for good, and we will do all we can to get the venue open again. Please keep checking our social media for updates and we hope to see you again once this current situation is resolved.”

The bar was previously called Pier View, having opened in July of last year. It then **closed in December**, before reopening as Cove a few months later. Prior to that it was Escape Bar.



1. Cove Bar and Lounge

Cove Bar and Lounge on Worthing seafront has closed 'with immediate effect' Photo: Katherine HM



2. Cove Bar and Lounge

Cove Bar and Lounge on Worthing seafront has closed 'with immediate effect' Photo: Katherine HM



3. Cove Bar and Lounge

Cove Bar and Lounge on Worthing seafront has closed 'with immediate effect' Photo: Katherine HM

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Consumer

Popular Worthing bar reveals 'sad news' it will close for good next month



By Katherine Hollisey-McLean
Editor/Content Editor/Columnist

Published 5th Oct 2026, 16:20 BST

5

0:00 / 1:36

Level 1, the large outdoor food and drink spot on Worthing seafront, is closing for good as it is 'no longer viable as a hospitality venue'.

The venue will 'go out with a bang' on fireworks night November 5, having been based on the terrace in front of the now closed Grafton multi-storey car park since 2021.

Level 1 is owned by Mel Nicholson, who took on the venue for this season having worked as manager there for three years.

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She announced the ‘sad news’ about the upcoming closure on her social media pages on Saturday, saying it had been ‘an absolute pleasure to meet so many amazing people who have supported this venture’.

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Mel Nicholson, owner of Level 1, has taken the difficult decision to close the venue

Mel told Sussex World why she had to take the ‘difficult decision’: “The decision to close Level 1 is because it is just no longer viable as a hospitality venue.

"For the last 18 months we have struggled enormously with the closure of the Grafton Road car park and the perception in the local community is still that if the car park is closed, then we must be, too.

"It is a difficult venue to manage as being totally outdoors we are so dependent on the weather, this makes planning events so difficult and we have had to cancel some at the last minute when the weather has changed.

"Even in a year when we have had such an exceptional summer, for some it has been too hot to sit outside, so there really is no winning formula!

"The site is looking tired and is need of a cash injection but difficult to justify when the site is so temporary and its lifespan is unknown."

Level 1 will remain open each weekend throughout October. On the 10th/11th it will be celebrating Oktoberfest, on October 31 it will celebrate, Halloween with its final being Thursday, November 5, with a ticketed fireworks event.

Mel added: "We have had the best staff team and the most loyal customers, who we will miss greatly. Will be sad to see Level 1 go, it's been a big chunk of my life for the last three years – but now maybe a holiday?!"

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Bar Forty Two, 42 Marine Parade, Worthing, BN11 3QA

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Bar Forty Two, 42 Marine Parade, Worthing, BN11 3QA



LOCATION: The property is located on Worthing Seafront with views over the English channel on the main coast road running to Brighton.

DESCRIPTION: Bar Forty Two is a Ground Floor bar and music venue located in a popular position close to Worthing Pier and other bars and leisure facilities on Worthing sea front with a terrace at the front and music room at the rear. The venue is known and established for attracting various musical bands from all over the world and we have been informed that it has been running for around 5 years. The bar and music room has an approximate area of 820 ft^2 (76 m^2) and is available by an assignment of the lease.

LEASE TERMS: The current Lease is for a period of 10 years from 14 April 2011 on an Effective Full Repairing and Insuring basis subject to a schedule of condition which is annexed to the Lease. The Landlord is responsible for the exterior of property with the tenant to pay a fair proportion.

RENT: £17,500 (plus VAT)

RATES: Rateable Value = £10,750 in accordance with www.2010.voa.gov.uk

LEGAL COSTS: Each party to bear their own legal fees

EPC: 103 Rating E. A copy of the EPC is available upon request.

PREMIUM: OFFERS IN THE REGION OF £65,000
(includes all f&f's, a full specification available upon request)

VIEWINGS: Strictly by appointment only through sole agents Marshall Clark

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Bar Forty Two, 42 Marine Parade, Worthing, BN11 3QA









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