



UNIQUE F&B OPPORTUNITIES  
Partially-Fitted - New Leases Available

A Pioneering Sustainable Woodland Development  
Set in an Area of Outstanding Natural Beauty



Two F&B opportunities both with Outside Terraces  
Set within 46 acres of ancient woodland and wildflower meadows  
Flimwell Park, Hawkhurst Road, Ticehurst, East Sussex TN5 7FJ

## The Opportunity

Set in an Area of Outstanding Natural Beauty in the Village of Flimwell on the East Sussex border with Kent, Flimwell Park has been designed to connect people with its woodland surroundings.

The development aims to show how architectural and woodland development can exist in a continuous, integrated and mutually beneficial relationship.

The Focal building offers an exciting and unique opportunity for an F&B or events operator, or even as a corporate retreat. The building offers double-height space suitable for brand launches, gatherings, corporate events/retreats, and weddings.

The Cafe/Restaurant building offers an exciting F&B opportunity, with roof terrace and self-contained first floor that can be used either as an office or private dining, or independently - such as yoga, art classes, or baby & parent classes.

There is ample parking on-site, along with 6 on-site Tesla Superchargers offering an excellent amenity, 3 residential tenants, 1 site manager, 10 short-let lodges, 1 short-let luxury house (AirBnb) and 9 business units (905 sq ft per unit).

We are open to discussing a single operator acquiring both spaces. Site visits are highly encouraged.

[www.flimwellpark.com](http://www.flimwellpark.com)

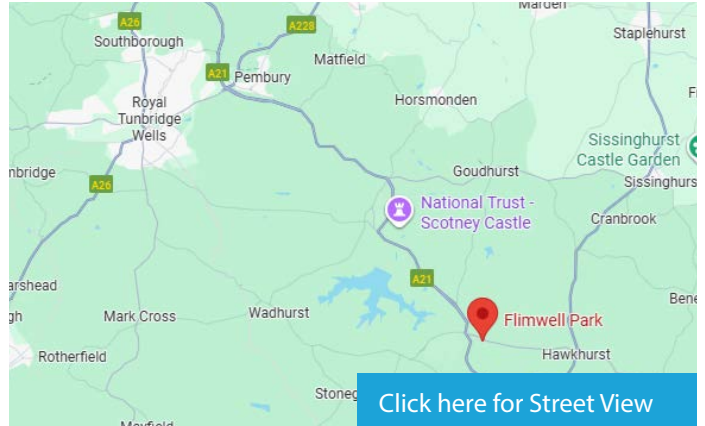


# UNIQUE F&B OPPORTUNITIES

## Partially-Fitted - New Leases Available

### A Pioneering Sustainable Woodland Development

### Set in an Area of Outstanding Natural Beauty



### The Focal Building

Arranged over Ground and Mezzanine Floors with external terrace, providing the following approx areas.

Ground Floor	3,552 sq ft
Mezzanine Floor	678 sq ft
WC Facilities	969 sq ft
Total Internal Area (incl. WCs)	5,199 sq ft 483.18 sq m
Ground Floor - External Terrace	c.375 sq ft
Roof Level - Potential Greenhouse	1,615 sq ft

### The Cafe/Restaurant Building

Arranged over Ground and First Floors, with external terraces, providing the following approximate areas.

Ground Floor	1,281 sq ft
First Floor	215 sq ft
Total Internal Area	1,496 sq ft 139.03 sq m
Ground Floor - External Terrace	797 sq ft
Roof Level - External Terrace	468 sq ft

### Leases

New leases available. Guide rents:

£100,000 pax for The Focal Building

£37,500 pax for the Cafe/Restaurant building

Rents are exclusive of Business Rates and all other outgoings.

### EPC

An Energy Performance Certificate is available upon request.

### Legal costs

Each party responsible for payment of own costs.

### Inspections

By Arrangement.

### Premises Licence

Information available upon request.

### Contact

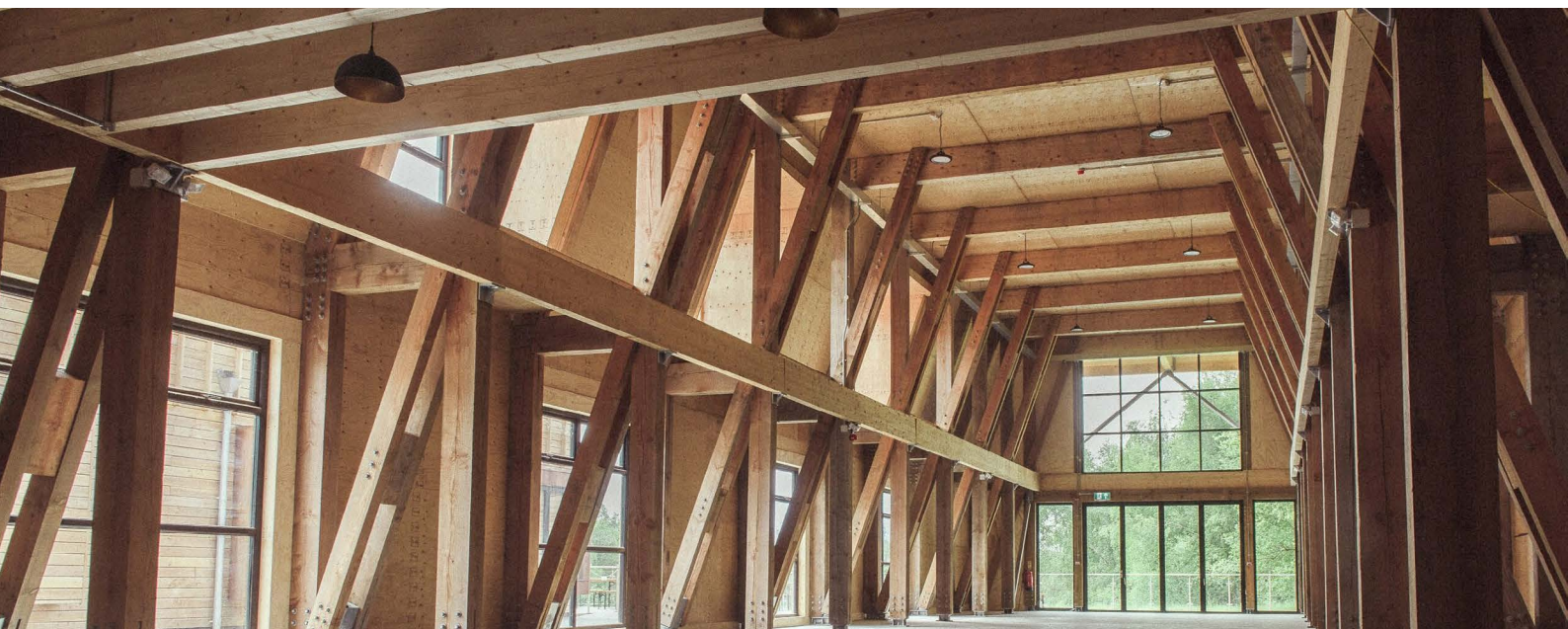
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Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

# The Focal Building



# The Cafe/Restaurant Building

