



CHANGING TIDES COASTAL CENTRE, COAST DRIVE, GREATSTONE

£1,250 per month

The Changing Tides Coastal Centre is a major new coastal destination at Greatstone on Romney Marsh, part of the Folkestone & Hythe District Council's development to boost tourism, featuring 93 new beach huts, a café, water sports facilities, public toilets, and green tech, set to open in early 2026, enhancing the area as a vibrant seaside spot for locals and visitors.



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Changing Tides Coastal Centre, Coast Drive Greatstone TN28 8NR

**Cafe / Kitchen , External Seating , Car Park (Chargeable) ,
Training Room**

Description

Changing Tides is a new coastal centre located at Coast Drive, Greatstone, Kent, developed by Folkestone & Hythe District Council to create a new beachside destination offering community, tourism and recreational benefits. It includes a café/concession with flexible space, 93 beach huts, water sports and changing facilities, together with changing places and public toilets. The scheme has been developed within a large, remodelled car park, next to an environmentally protected site which is a popular destination for wintering birds and water sports enthusiasts.

The café occupies a beachfront location, adjoining the Littlestone-on-Sea beach to the east. To the north is the Seawatch Hut which is used by the New Romney Sea Cadets and beyond this, there is a recreation area and further parade of beach huts. To the south of the site is a boat storage area, the Lifeboat Station and The Varne Boat Club.

The café sits within the new Changing Tides Coastal Centre building at the northern end of the site with the café approx 56 sqm including a spacious room which has potential to be used flexibly together with an outdoor seating area. The Centre will contain accessible toilets and shower facilities, a catering concession and flexible space which could be used for training and education (both advertised for let for the rent of £1,250 PCM).

It is intended that a water sports building will be formed at the southern end of the site (180sqm GIA) out of three shipping containers and the water sports businesses will have access to the education/training room in the Centre as well as exclusive use of the showers and changing facilities.

In terms of operations, it is anticipated that the public toilets will be open all year round. The water sports businesses will operate between March to October only, with the beach huts and café open all year.

Located on Coast Drive, Greatstone, this project aims to revitalise the Romney Marsh coastline. The cafe on offer provides a new destination for recreation, tourism, and local economic growth, complementing other developments like the Folkestone Harbour Arm.

Cafe: 21.5 sqm
Flexible/Training Room: 35 sqm
Total: 56.5 sqm (608 sq ft)

Rateable Value: The building has yet to be assessed for Business Rates.

Services: We understand electricity are connected to the premises. There is no gas supply.

Commercial Energy Performance Certificate: TBC In England and Wales, under the new legislation, from 1st April 2018 any commercial property that has an EPC of lower than an 'E' cannot be rented out to new tenants, or renew any existing tenancy contracts until at least an 'E' rating is obtained. From April 2023, MEES will apply to all existing commercial leases.

Rent: £15,000 per annum (£1,250 PCM)

VAT: We understand that VAT is not applicable however we recommend you seek advice.

Viewings Strictly by appointment through Motis Estates Commercial Agents in Folkestone - 01303 212020 or commercial@motis-estates.com.

SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request). IMPORTANT NOTICE FROM MOTIS ESTATES Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

Postcode TN28 8NR

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Property Reference MOTIS_008424

Opening Hours:

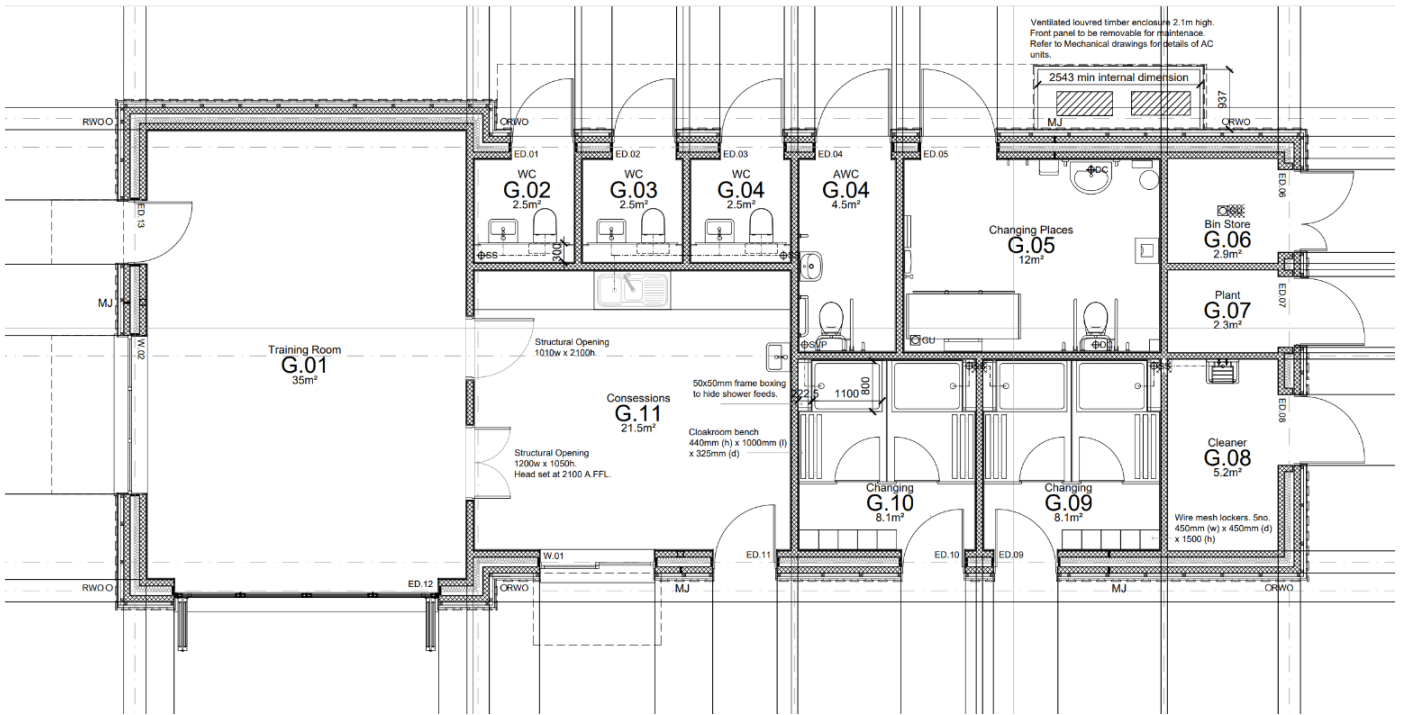
Monday - Friday 9.00 - 5.30

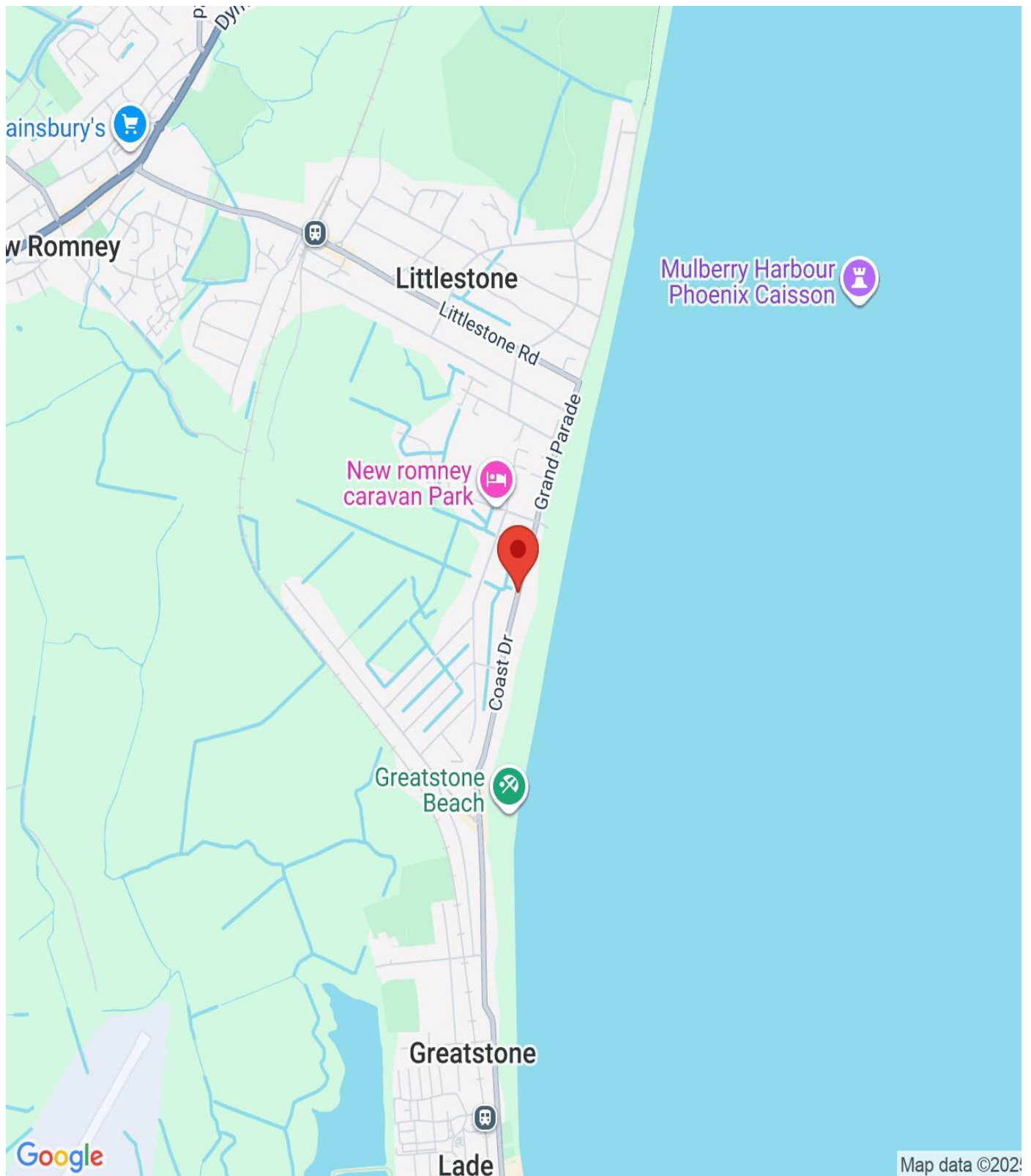
Saturday 9.00 - 3.00











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