

“The Point” - Café/Restaurant

Hamble Point Marina, School Road, Hamble, Hampshire SO31 4NB

An outstanding new food and beverage opportunity next to the River Hamble



DESCRIPTION

Hamble Point Marina is located on the west bank and mouth of the River Hamble approximately 7.3 miles south east of Southampton, 19 miles west of Portsmouth and 1 mile south of Hamble village.

Hamble Point Marina is a leading marine service centre within the Marina Developments Limited (MDL) network, offering a prime location for accessing the Solent's famous sailing waters, it caters to both racers and cruisers, providing berthing for over 230 boats and a dry stack facility for over 650 boats. There are also comprehensive marine related services including boat brokerage, maintenance and repairs.

Hamble Point Marina has undergone significant investment in recent years, including a recent £3 million project to enhance facilities. The next phase of this investment is to introduce a market leading food and beverage experience.

LOCATION MAP

WHAT3WORDS



KEY HIGHLIGHTS

- Proposed new waterside cafe, bar and restaurant opportunity planned opening Summer 2026
- Single storey modular construction with GIA of 3,014 sq ft (approx.)
- Benefits from outside seating area "sunrise to sunset" orientation with GIA of 2,442 sq ft (approx.)
- Waterside arrival/pick up point and visitor berthing available
- Over 50 car parking spaces adjacent
- New lease opportunity with rental offers invited and bids required by 01.12.2025



SPECIFICATION

It is proposed that **The Point** will be a modular building with a Gross Internal Floor Area of approximately 280 sq m (3,014 sq ft) with similarly outside terraces facing south east to south west and therefore benefitting from all day sunshine extending to approximately 227 sq m (2,443 sq ft).

MDL’S STRATEGIC VISION

“**The Point**” is part of a plan to further improve the facilities for berth holders, tenants and both boating and non-boating visitors alike.

Hamble Point Marina is recognised as being one of the jewels in the River Hamble crown, occupying a hugely important, prominent and accessible location on the sought after Central South Hampshire coastline.

Key elements of MDL’s strategic vision are:

Part of a wider improvement plan which includes a new marina office and berth holder facilities (both recently completed), improved commercial spaces, a new event space to be created where the current restaurant sits and refreshed branding and signage;

“The Point” should become a destination restaurant, capitalising on Hamble Point Marina’s unique location superior to any other Hamble-based marina for access to Southampton Water;

Customers will comprise MDL berth holders, tenants and their customers, visitors by boat and visitors by road from Hamble and further afield;

Increase the number of annual berth holders, attracted by the facilities of the marina and “The Point” specifically;

Increase casual/visitor berthing through desire to visit the marina and The Point specifically;

Provide an improved food and beverage offering for commercial tenants, their guests and high net worth customers;

Create vibrancy and increase footfall across all elements of the Marina.



CGI representation

TENURE & TIMING

The successful operator will benefit from a new lease agreement on terms to be agreed.

Planning permission is expected to be granted in January 2026 with construction to begin February 2026. It is anticipated the completed structure will be ready to receive the tenant's fit out in June 2026 with an expected August 2026 opening date.

A comprehensive pack of information will be made available to interested operators. We expect to conduct meetings with a shortlist of prospective partners in October with a view to inviting financial proposal at the beginning of November.

We would like to invite expressions of interest by date of Monday 1st December 2025 at 5.00pm.

OPERATOR REQUIREMENTS

MDL are seeking a proven tenant operator with the necessary skills and strength to create and run a destination food and beverage business, while providing a value-for-money offering to MDL's berth holders and tenants. Key operator characteristics should include:

A proven track record of running successful restaurants or wider food and beverage businesses in the region, ideally in waterfront locations.

A strong financial and marketing acumen to drive custom, establish the destination and in so doing elevating Hamble Point Marina's overall profile.

Flair to create a destination café and restaurant;

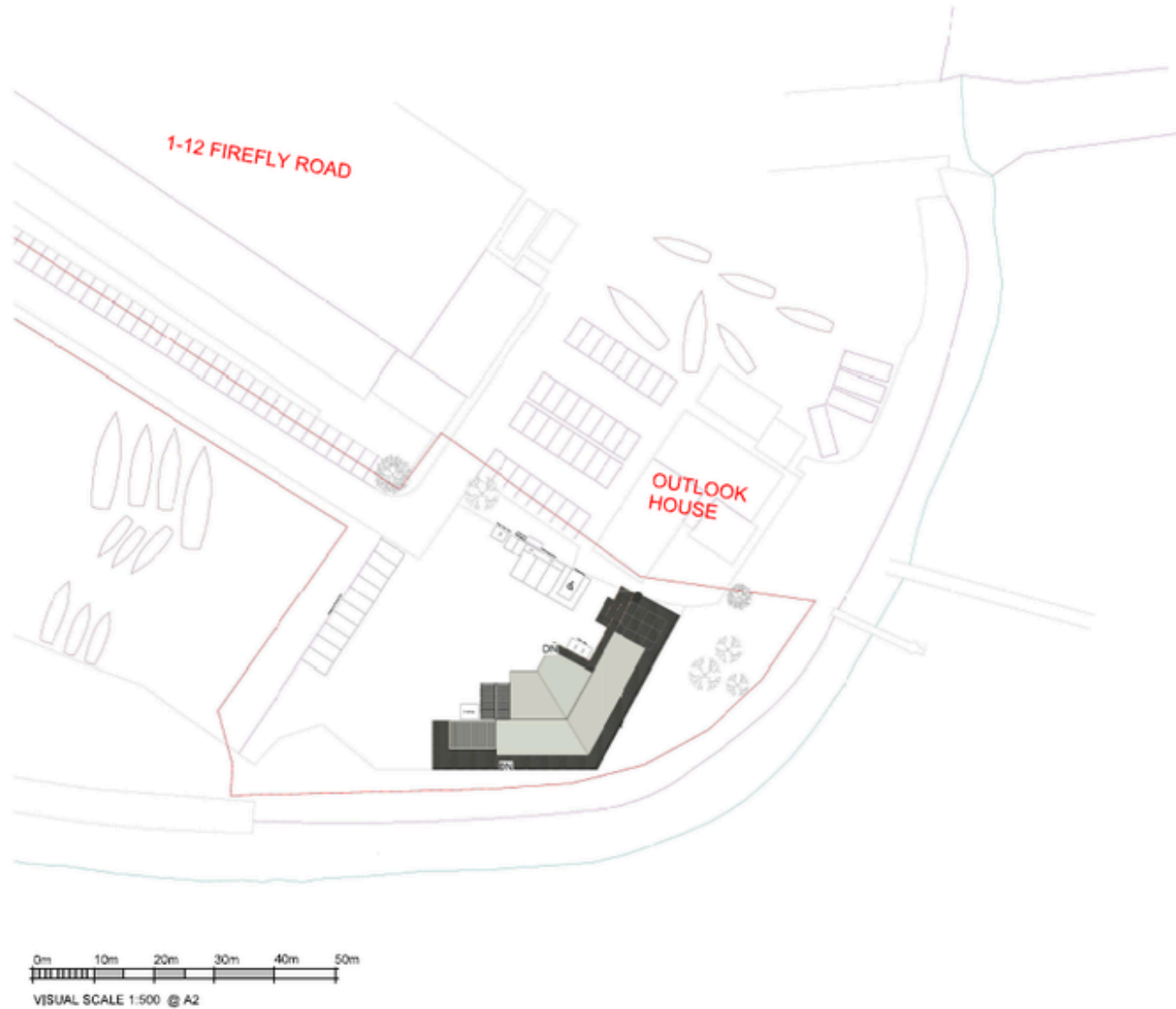
The desire to implement a sustainable business using the highest environmental and social standards.



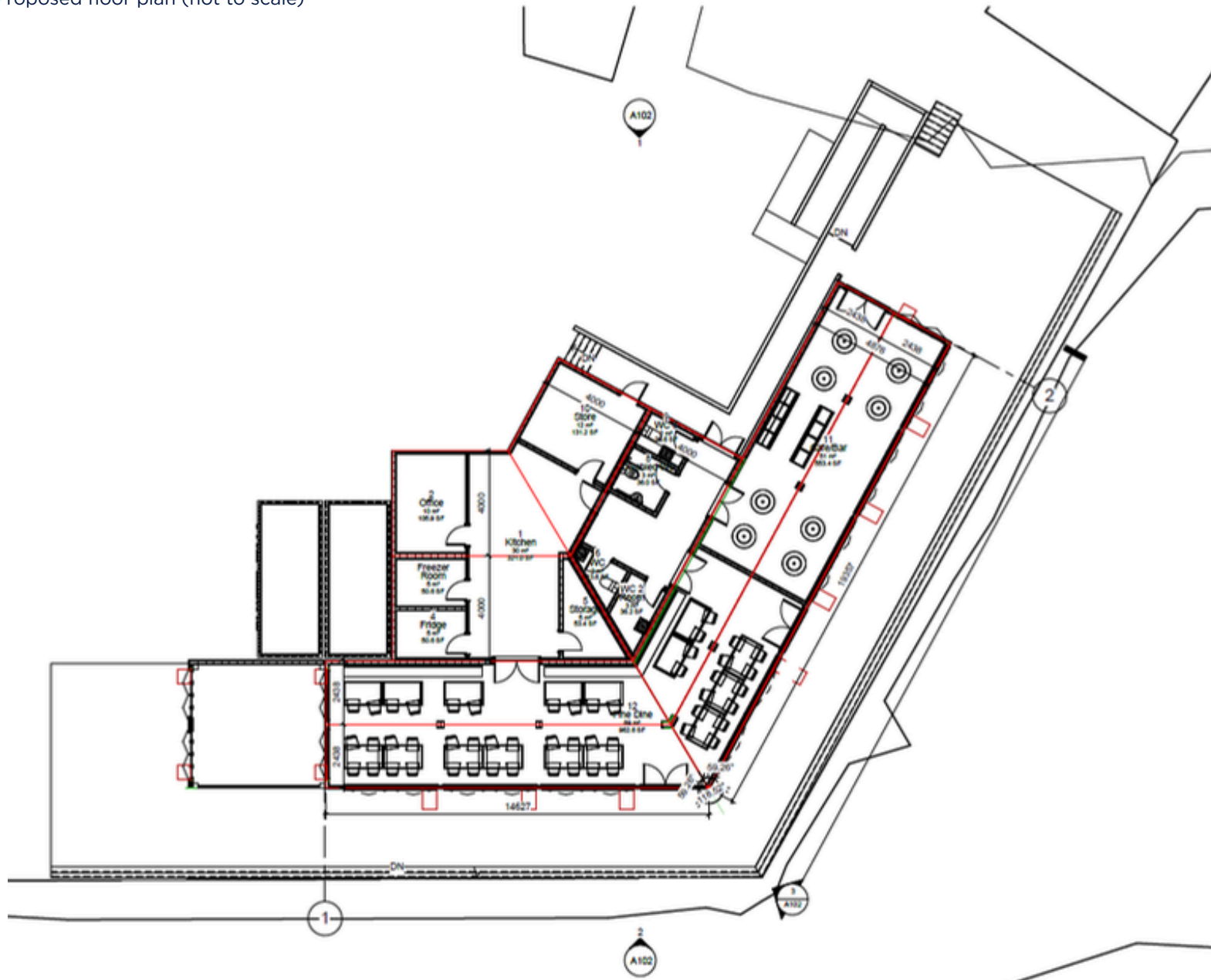
“The Point”

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Proposed site plan (not to scale)



Proposed floor plan (not to scale)





CGI representation

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RATES & EPC

The property will need to be assessed for Business Rates and Energy Performance at a later stage.

PLANNING

We anticipate the property will benefit from Class E Commercial Use (restaurant/food and beverage) under The Town and Country Planning (Use Classes) Order 1987 (as amended).

VIEWINGS

The property is not yet under construction. We recommend that interested parties visit the location and carry out initial due diligence in the first instance (please note the Marina's operating hours).

CONTACT

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