



# LEASE AVAILABLE

**EASTBOURNE—11 SEASIDE ROAD, BN21 3PR**

**GROUND + BASEMENT: 71.99 SQ M - 775 SQ FT**

**\*\*SUBJECT TO VACANT POSSESSION\*\***

## LOCATION

Eastbourne is a well-connected town on the south coast of East Sussex, with strong transport links to Brighton, Hastings and London via the A27 and mainline rail. The property occupies a prominent corner position on Seaside Road, close to Eastbourne Pier and a short walk from the town centre and railway station. Nearby occupiers include Cancer Research UK, Pepes Piri Piri Chicken and a range of independent retailers and cafés.

Street view link: [12 A259 - Google Maps](#)

## ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Ground floor:	71.99 sq m	(775sq ft)
Lobby:	2.14 sq m	(23 sq ft)
Basement:	58.44 sq m	(629 sq ft)

## LEASE

The existing lease expires on the 24th of September 2032 with a break on the 25th of September 2028. There is an option to sublet, assign or create a new lease.

## CONTACT

Carter Jonas LLP

St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

### Cellan Richards

0117 403 9990 | 0117 922 1222  
[cellan.richards@carterjonas.co.uk](mailto:cellan.richards@carterjonas.co.uk)

### Stuart Williams

0117 922 1222  
[stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk)

## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

## RENT

£13,500 per annum exclusive.

## PLANNING

It is understood that the premises benefit from an **E Class planning consent** allowing for uses to include **retail, offices, cafe/restaurant** and some **medical uses** amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

## RATES

According to the Valuation Office website the premises are assessed as follows:

Rateable Value: £11,250

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](#)

## EPC

A certificate rated D (80) is available on request.

## LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

## VAT

All figures within these terms are exclusive of VAT where applicable.

## ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

## VIEWING & FURTHER INFORMATION

Cellan Richards: [cellan.richards@carterjonas.co.uk](mailto:cellan.richards@carterjonas.co.uk) / 0117 403 9990 / 0117 922 1222 or

Stuart Williams: [stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 1222

For details of all commercial properties marketed through this firm please visit:

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**SUBJECT TO CONTRACT NOVEMBER 2025**

## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

BN21 3PR  
EASTBOURNE - 11 SEASIDE ROAD

ADMIRAL CASINO
HALAL BUTCHER LTD
PREMIER EXTRA

Susans Road

VINA GRILL
JOJO'S TEA ROOM
VACANT
COFFEE
ZAGROS
HOLLYWOOD NAILS & SPA

THE TOWN HOUSE
----------------

North Street

LIVING LIFE
-------------

BACCHUS
TOP DOG LAUNDRY
THE CLAY OVEN
O FAROL
RAINBOW BRIDGE EQUINE RESCUE
ALIBABA
POLISH DELICATESSEN
KOSTAS GREEK
FISH & REPTILES
LEATHER COMPANY
STATUS BARBERS

Seaside Road

Elms Road

VACANT
EASTBOURNE GASTRONOM
GREEK FLAME
QUALISEA
FISH RESTAURANT

*This street plan is for identification purposes only and is not to scale.*

**SUBJECT TO CONTRACT NOVEMBER 2025**

#### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

**Carter  
Jonas**