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THE WATERFRONT, SOVERIGN HARBOUR, EASTBOURNE BN23 5UZ  
UNIT 19 RETAIL UNIT TO LET – ALL INCLUSIVE RENT\*

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### DESCRIPTION

The Waterfront boasts an impressive array of Food & Drink, Pamper and Retail outlets as well as refurbished office suites and benefits from ample free car parking.

### LOCATION

The Waterfront is located within Sovereign Harbour, northern Europe's largest composite marina complex with Eastbourne also being the second largest town in East Sussex.

4 miles from the A27 dual carriageway, 27 miles from Brighton and 50 miles from the M25. Eastbourne also has a direct mainline railway service to London Victoria.

### AMENITIES

- Restaurant and cafes
- Retail outlets
- Office suites
- 800+ Berth Marina
- Boat tours
- Free parking
- Fully DDA accessible
- Public Toilets
- 24 Hour CCTV
- On site security

### WHATS GOING ON

Multiple events take place throughout the year including: Christmas Markets, Wellness Weekends, Pop up Food Markets & more exciting experiences.

[eastboundwaterfront.co.uk](http://eastboundwaterfront.co.uk)

### AVAILABLE ACCOMMODATION

UNIT	SQ FT	RENT	RV	EPC
19	644	£15,000	£10,250	B

### \*RENT IS INCLUSIVE OF:

- Service charge
- Site Maintenance
- Building Insurance
- Free parking
- Communal cleaning
- Communal WCs
- Site Security
- Site Signage
- Marketing

Tenants will be liable for applicable utilities and business rates.

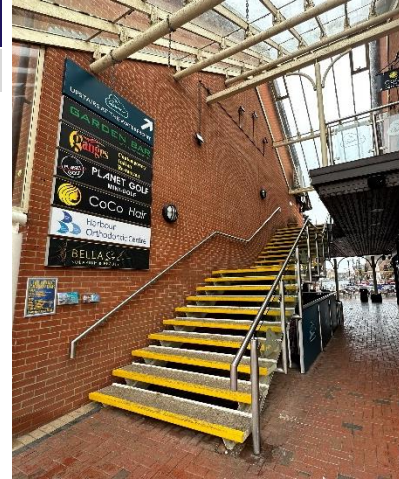
### VAT

VAT will be chargeable on the terms quoted.

### TENURE

New lease to be agreed.

**No direct competing businesses of existing tenants permitted.**



### VIEWINGS

Max Perkins t: 01323 437901 | m: 07947 373545 | e: [mperkins@shw.co.uk](mailto:mperkins@shw.co.uk)

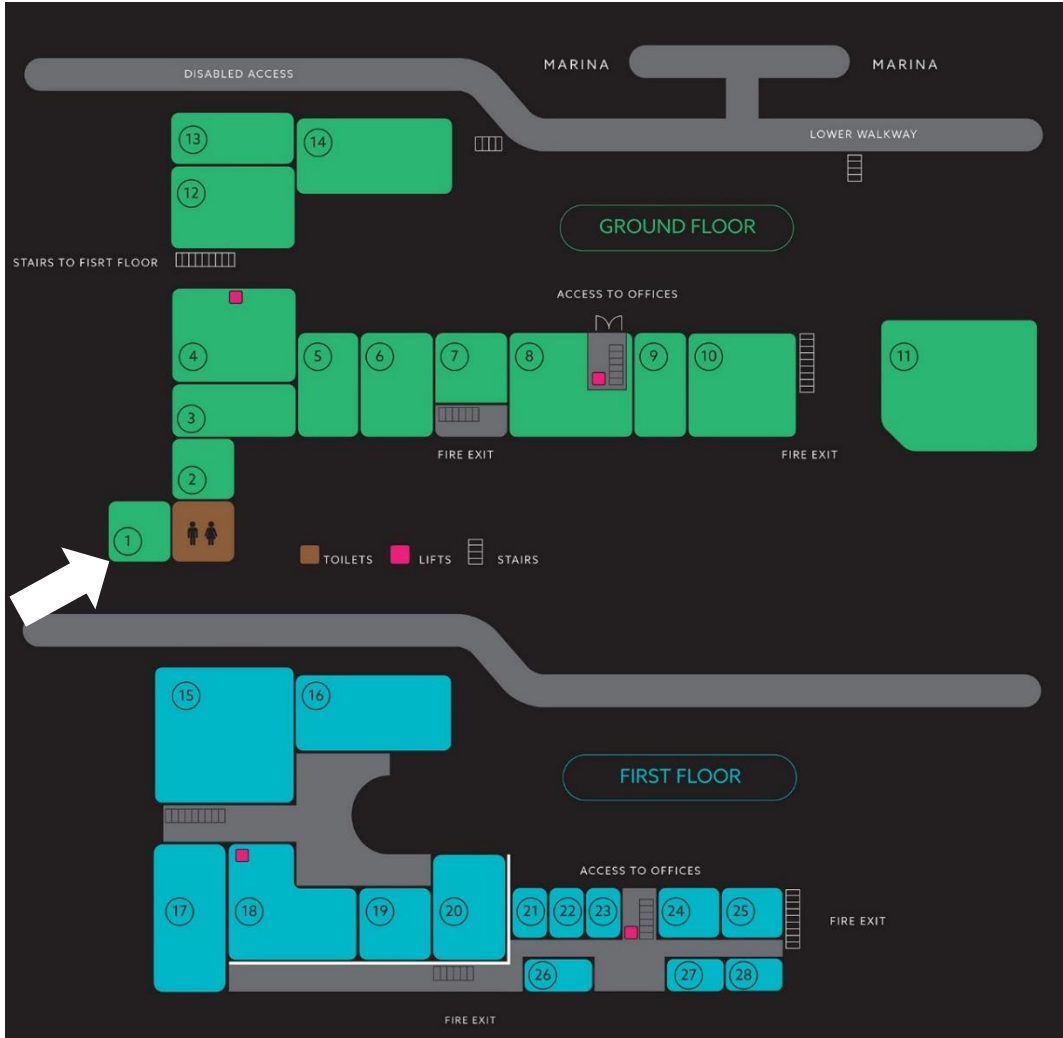


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