

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

PROPERTY WORK SHW.CO.UK

MAKING



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







THE WATERFRONT, SOVERIGN HARBOUR, EASTBOURNE BN23 5UZ UNIT 19 RETAIL UNIT TO LET – ALL INCLUSIVE RENT* 12/04/2023

DESCRIPTION

SHW

The Waterfront boasts an impressive array of Food & Drink, Pamper and Retail outlets aswell 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. eastbournewaterfront.co.uk

AVAILABLE ACCOMMODATION

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

*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.









Max Perkins t: 01323 437901 | m: 07947 373545 | e: mperkins@shw.co.uk



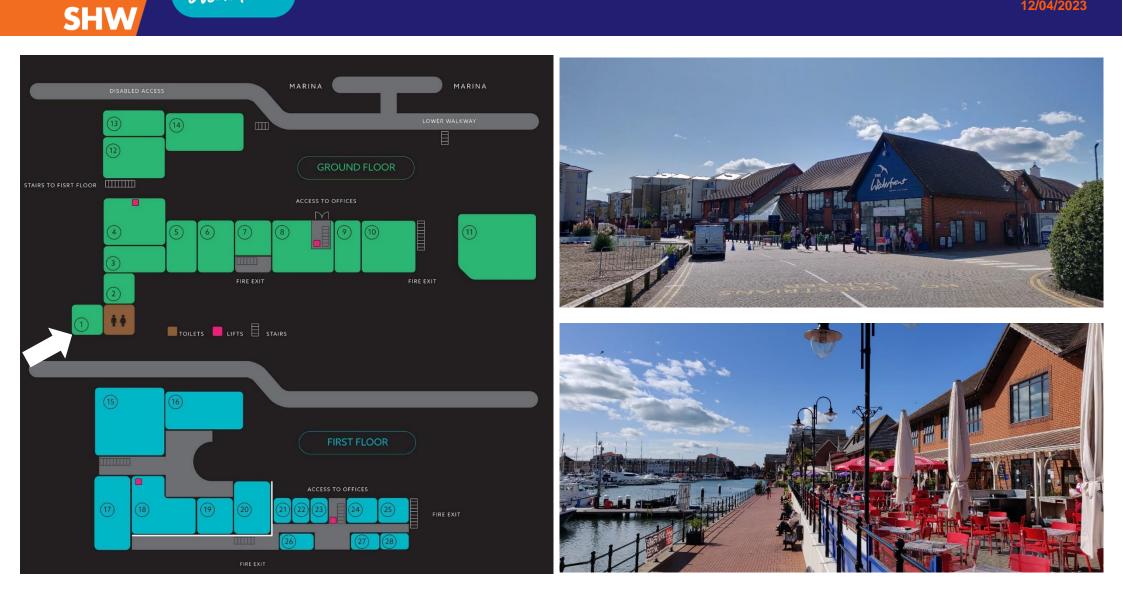
operty MAKING PROPERTY WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are correct. Neither purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

SHW.CO.UK

THE Waterfront

THE WATERFRONT, SOVERIGN HARBOUR, EASTBOURNE BN23 5UZ UNIT 19 RETAIL UNIT TO LET – ALL INCLUSIVE RENT* 12/04/2023



VIEWINGS Max Perkins t: 01323 437901 | m: 07947 373545 | e: mperkins@shw.co.uk

(0)



SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are colored. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

WORK SHW.CO.UK

PROPERTY

MAKING