



## SEASIDE ROAD, EASTBOURNE

£30,000 PA

A spacious 371.88 sqm, two-stories retail unit in central Eastbourne, offered in shell condition with excellent visibility and footfall, ideal for a variety of business uses.

Presenting an exceptional opportunity in the very heart of Eastbourne—a substantial retail space available for commercial let. Spanning an impressive 371.88 sqm over two expansive stories, this property is offered in a shell condition, providing a flexible blank canvas ready to be tailored to suit a variety of business ventures.

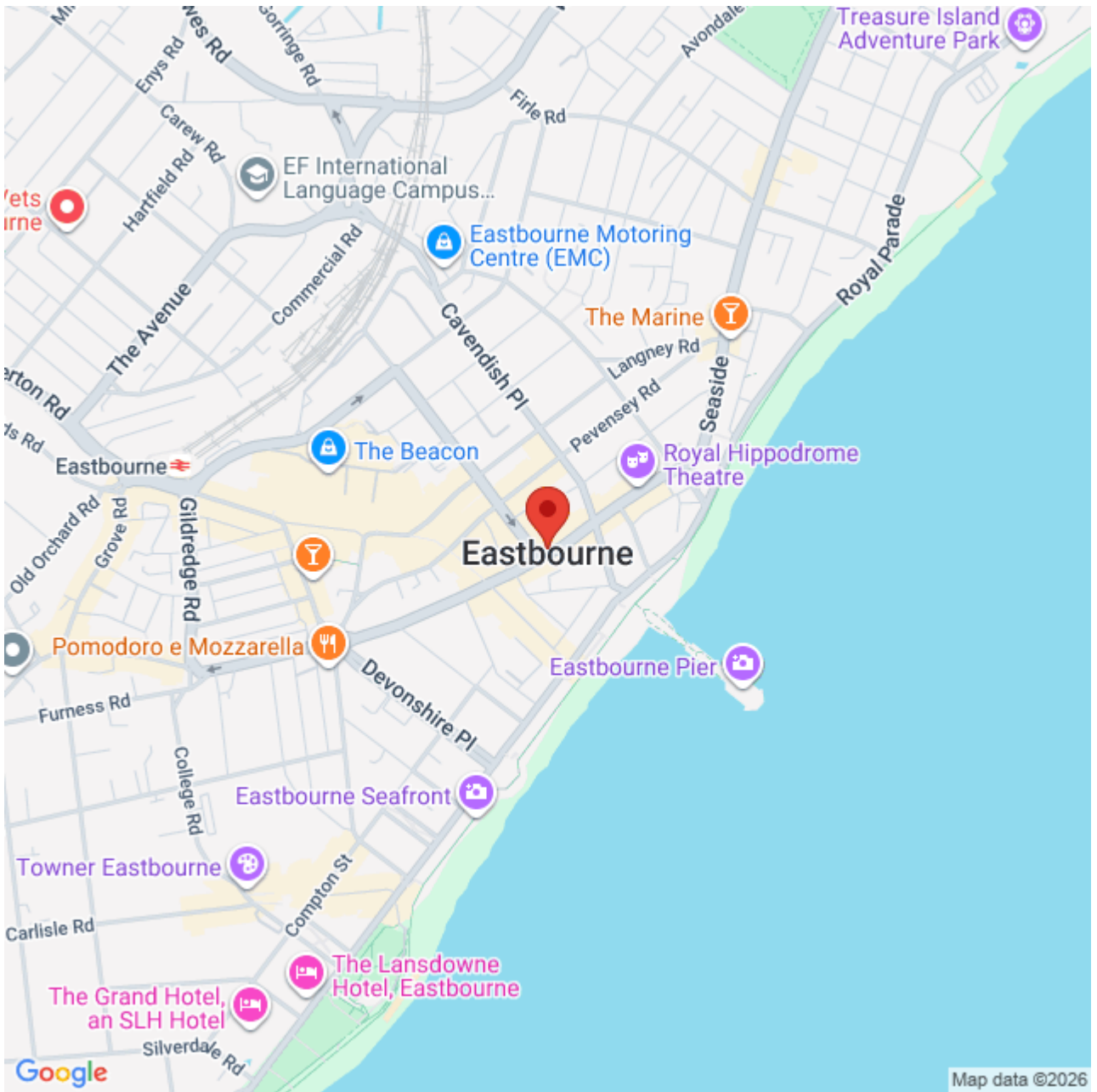
Set right in the bustling centre of Eastbourne, this prime location ensures excellent visibility and footfall. The property enjoys two generous front-facing windows, flooding the interior with natural light and offering the perfect showcase for displays that will captivate commuters and passers-by alike.

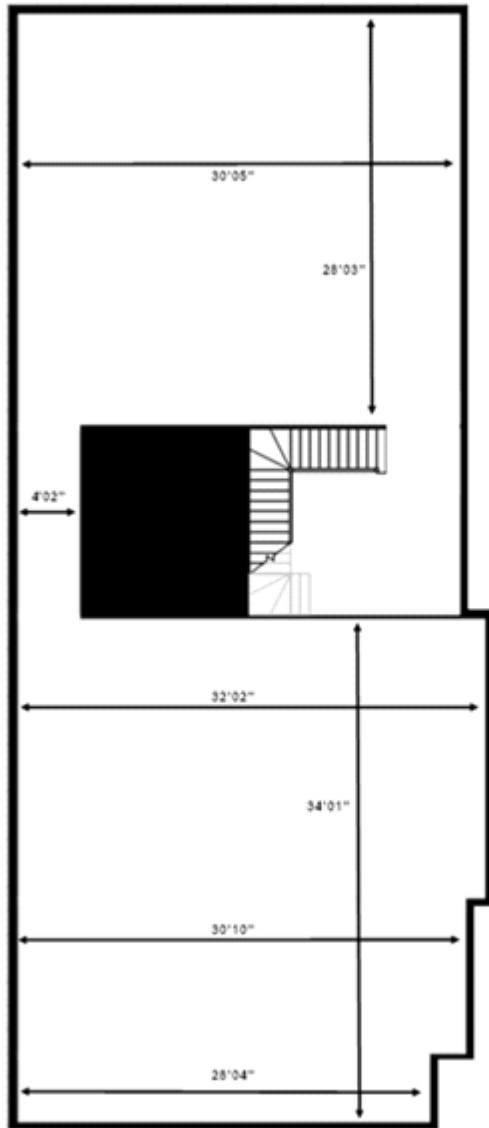
Within moments, you'll find yourself at Eastbourne railway station—making the space highly accessible for both staff and customers. The renowned Eastbourne beachfront is also just a short stroll away, inviting business from holidaymakers and coastal visitors as well as local residents.

Surrounded by a vibrant mix of established shops, cafes, and restaurants, this retail unit benefits from a thriving town centre atmosphere, ensuring a steady stream of potential customers throughout the week. Whilst parking is unavailable on-site, excellent public transport links and nearby parking facilities more than compensate, underscoring the convenience and success potential of this location.

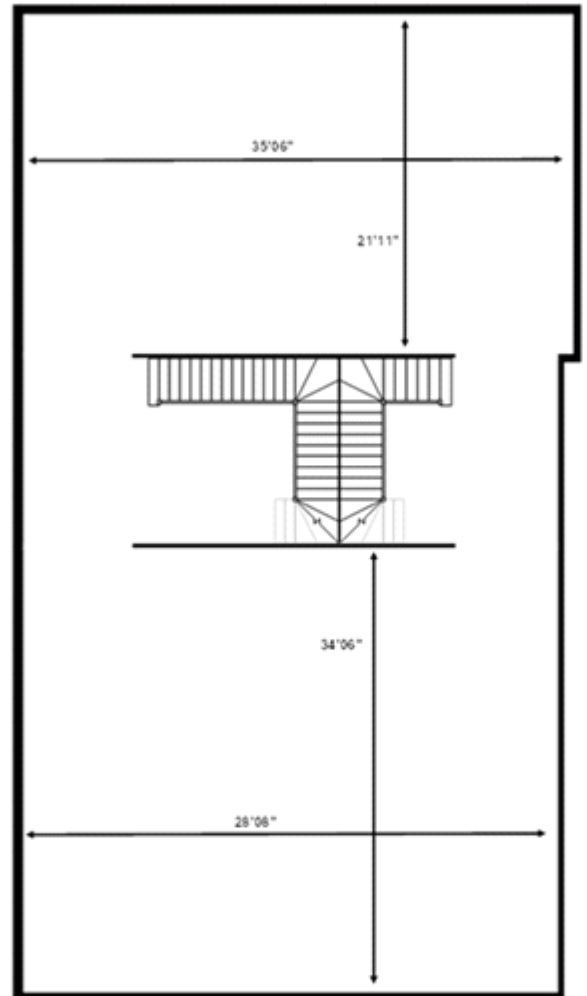
With ample floorspace and a versatile shell condition, this is an unmissable chance for a wide range of businesses—be it retail, leisure, or innovative new ventures—to make their mark in a sought-after area of Eastbourne.

Don't miss out on this rare opportunity. Contact us today to arrange your viewing and discover the full potential of this impressive commercial space.





First floor



Second Floor