



Former Nightclub, Basement, 113-115 Seaside Road,
Eastbourne, BN21 3PT

**BASEMENT COMMERCIAL SPACE SUITABLE FOR A VARIETY OF
USES - TO LET**

- RENT - £10,000 PAX
- CLOSE TO THE SEAFRONT
- RENT FREE AVAILABLE
- A SHORT WALK FROM EASTBOURNE RAILWAY STATION

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Summary

Available Size	2,708 sq ft
Rent	£10,000 per annum exclusive of rates, bills, VAT and all other outgoings.
Rates Payable	£5,738.50 per annum This property sits below the threshold for small business rate relief & as such could qualify for 100% small business rate relief subject to status.
Rateable Value	£11,500
Service Charge	A service charge will be payable based on a fair proportion of expenditure on the building.
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of £1,000 plus VAT towards the landlords legal fees. An unconditional undertaking to be provided prior to release of papers.
EPC Rating	B (47)

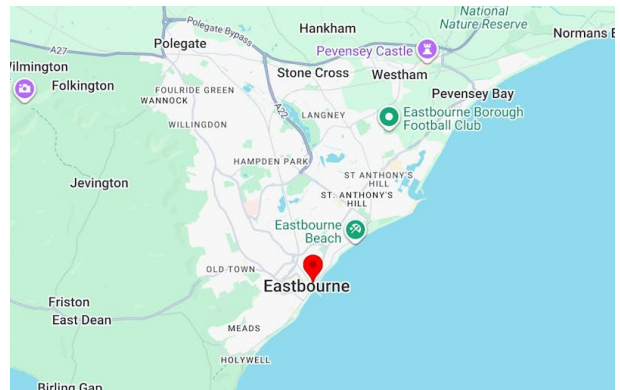


Description

A former nightclub at basement level, to let in Eastbourne accessible from both Seaside Road and Colonnade Gardens. The property comprises a bar area, a split-level dancefloor, W/C's and storage. Suitable for a variety of uses.

Location

The property is situated on the southern side of Seaside Road/ A259, just east of the junction intersecting Queens Gardens. Eastbourne town centre and station are a short walk west with the pier and beach to the south. Nearby occupiers include The Royal Hippodrome Theatre, Tesco Express, Seafront Tandoori in addition to an array of independent and national occupiers.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	2,708	251.58
Total	2,708	251.58

Terms

Available to let on a new effective full repairing & insuring lease for a minimum term of 5 years

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.

Viewing & Further Information

Jack Bree MRICS
01323 302333
jack@breeprenton.co.uk

Anton Bree FRICS
01323 302333
anton@breeprenton.co.uk

Energy performance certificate (EPC)

LOWER GROUND FLOOR 113-115 Seaside Road EASTBOURNE BN21 3PH	Energy rating	Valid until:	18 December 2032
	B	Certificate number:	3602-3232-0362-7692-7092

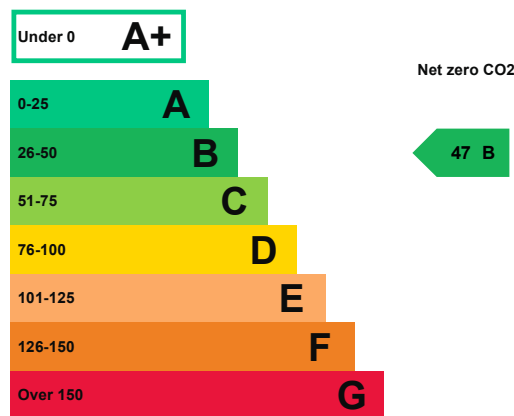
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	399 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

15 A

If typical of the existing stock

62 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	60.9
Primary energy use (kWh/m ² per year)	661

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3727-9220-6640-6393-0223\)](/energy-certificate/3727-9220-6640-6393-0223).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Aquil Egbewo
Telephone	0203 397 8220
Email	hello@propcert.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206679
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 December 2022
Date of certificate	19 December 2022