

MAKING
PROPERTY
WORK

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TO LET

CLASS E RETAIL – 2,658 SQ FT (247 SQ M) OVER GROUND & BASEMENT

8-9 Station Parade, Eastbourne, East Sussex, BN21 1BE

DESCRIPTION

- Terraced retail parade
- Double fronted glazed shop front
- Basement storage
- Rear access and refuse storage
- Walking distance to Eastbourne mainline train station and Beacon shopping centre
- Immediately opposite traffic light pedestrian crossing

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground floor retail	1,356	126
Basement storage	1,302	121
TOTAL	2,658	247

TERMS

£27,500 per annum exclusive on a new lease.

VAT

We understand the property is not elected for VAT and therefore not chargeable on the terms.

BUSINESS RATES

2026 Rateable Value: £27,750

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS –

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