



Adjoining KFC and Lidl
Retail Warehouse – To Let: 7,250 sq ft - 10,547 sq ft

LOCATION

Newhaven is an East Sussex port town situated 9 miles east of Brighton, 60 miles south of London and 13 miles west of Eastbourne, with a resident population of 12,854 (2021 census). The town has direct ferry links to continental Europe and provides easy access to Brighton and London via the A26, A27 and A23.

The unit is situated on Drove Road, immediately south of the A259, a few minutes' walk from the town centre and close to the ferry terminal and railway station. It immediately adjoins **KFC** and **Lidl** and other adjacent occupiers include **The Range**, **B&Q**, **Pets at Home**, **PureGym**, **Halfords** and **McDonald's** with **Sainsbury's** being diagonally opposite.

ACCOMMODATION

The property is arranged over ground floor only (no mezzanine) as follows:-

Unit 1A	673.55 sq m	7,250 sq ft
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Additional space is also available at the rear of the terrace which could be combined with Unit 1A as follows:-

Unit 2A	306.30 sq m	3,297 sq ft
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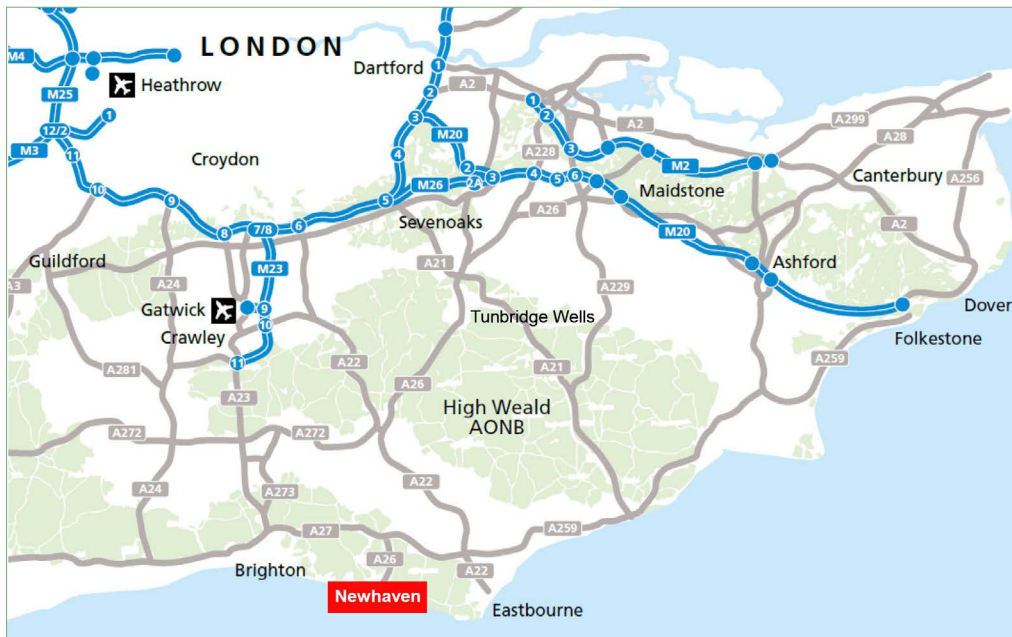
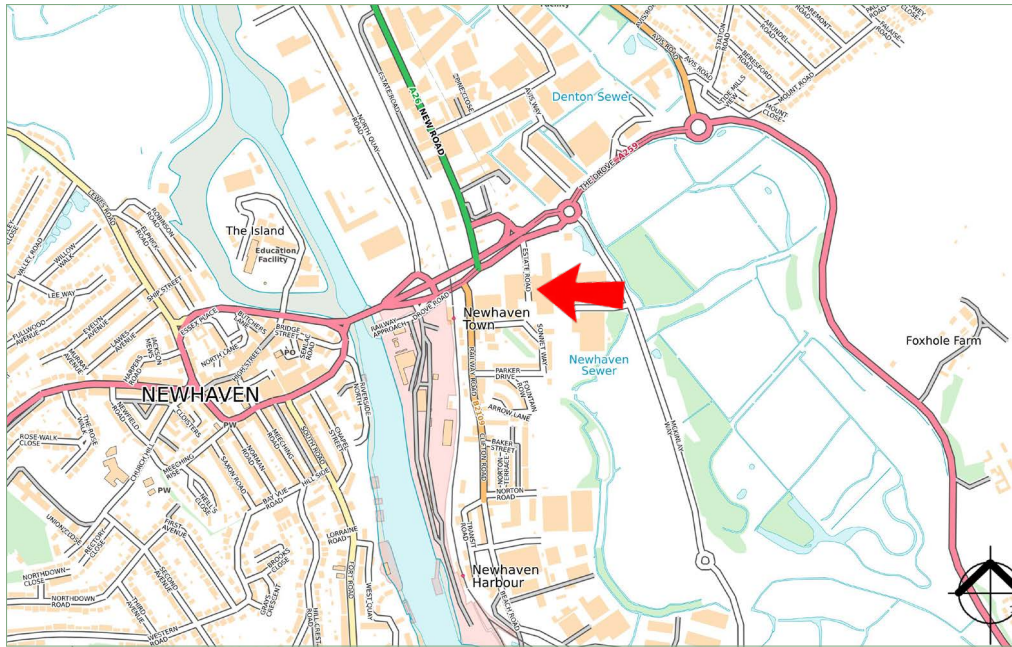
Total	979.85 sq m	10,547 sq ft
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The units benefit from 92 shared customer car parking spaces.

TERMS

The property is available by way of a new 15 year full repairing and insuring lease, subject to five yearly upward only rent reviews – rent on application.





ENERGY PERFORMANCE CERTIFICATE

The property is rated within Band C. A copy of the EPC is available upon request.

RATES

Rateable Value from April 2026

£129,000

Prospective occupiers should make their own enquiries to verify this information.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

CONTACT

For further information or to arrange an inspection of the property please contact agents:-

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Subject to Contract and Exclusive of VAT (if applicable).

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Sainsbury's

KFC

McDonald's

LIDL

The Range
Home · Leisure · Garden

halfords

Pets
at Home

B&Q

PUREGYM

100 m

200 m