

FREEHOLD FOR SALE

GORDON COCKTAIL BAR ★

BROADWAY

JOY BAR

WINE HOUSE BAR

EXCELLENTLY LOCATED
LEISURE LED OPPORTUNITY

THE BROADWAY | 6 BOLTON ROAD | EASTBOURNE | BN21 3JX

Gordon Brothers
1903



- TOWN CENTRE LOCATION
- LOWER AND UPPER GROUND FLOOR BAR AND UPPER FLOOR ANCILLARY PARTS
- VACANT POSSESSION OF THE WHOLE BUILDING

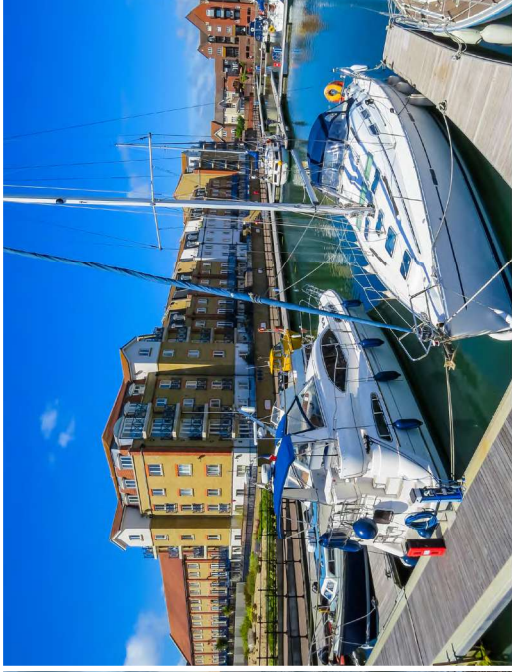
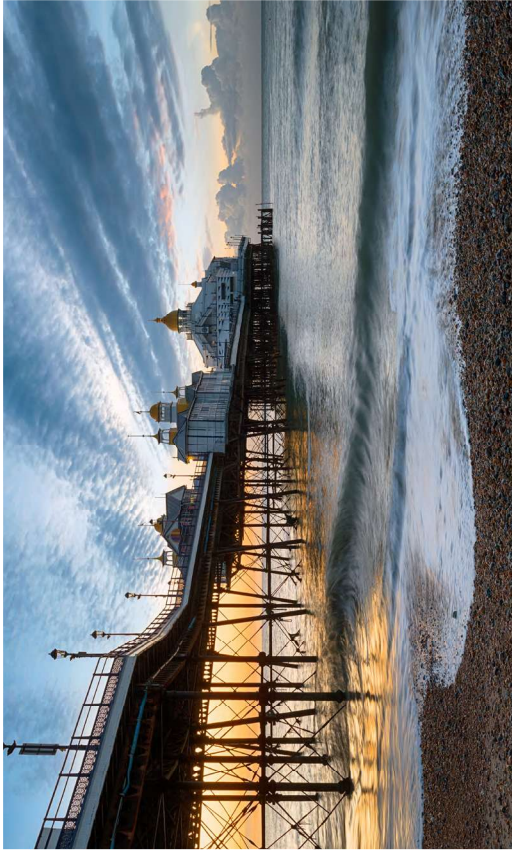
THE PROPERTY

INDICATIVE BOUNDARY ONLY

KEY FEATURES

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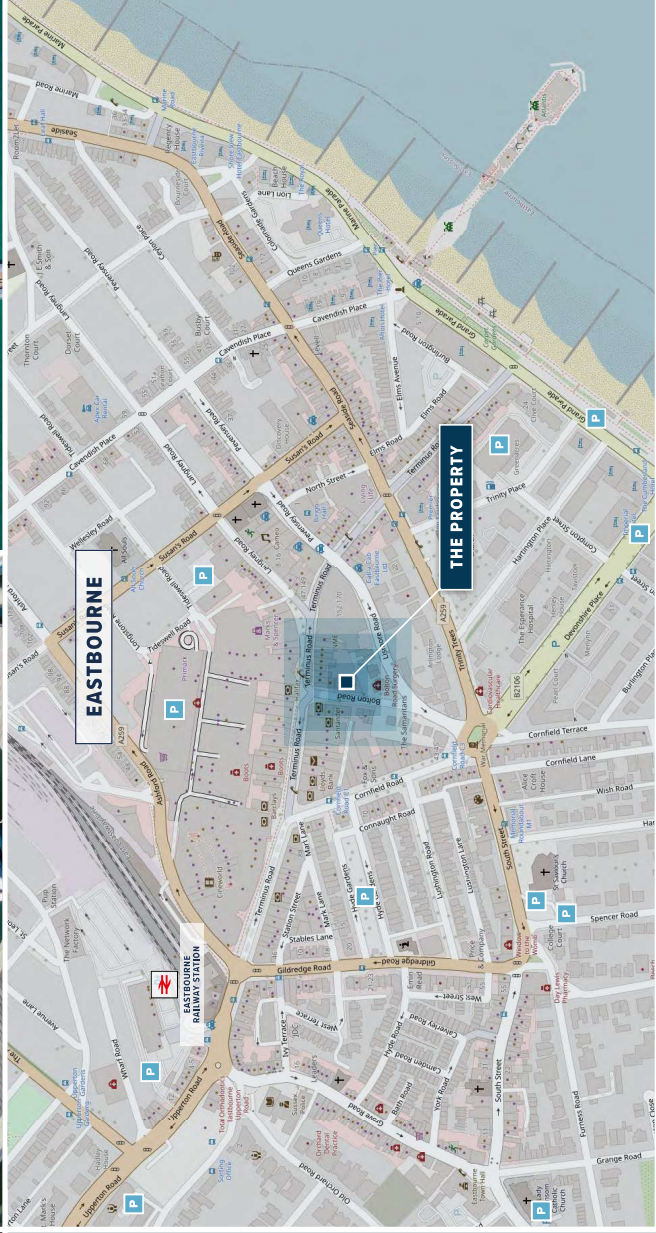
LOCATION

Eastbourne is a well known seaside resort on the South Coast in East Sussex, located approximately 20 miles east of Brighton.

Eastbourne benefits from strong transport links. There is a direct rail service to London Victoria via East Croydon and Gatwick Airport, with journey times of around 90 minutes. By road, the town is approximately one hour south of the M25, accessed via the A27 which connects to the A23, providing convenient routes to London and the wider South East.

SITUATION

The property is in an excellent trading position on Bolton Road which is adjacent to the main shopping high street and is walking distance to Eastbourne railway station, numerous carparks and the seafront. Nearby occupiers include the Body Shop, Nationwide Building Society and Kamsons Pharmacy.



LOCATION AND SITUATION

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THE PROPERTY

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THE PROPERTY ITSELF IS A MID-TERRACE BUILDING SITUATED WITHIN A TERRACE OF SIMILAR BARS WITH RESIDENTIAL/ANCILLARY UPPER PARTS.

Lower Ground floor:

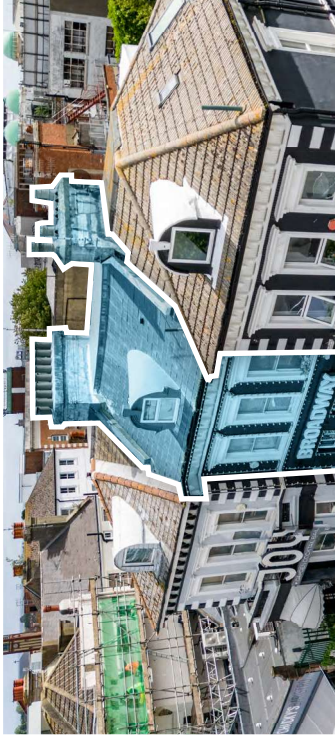
Main bar area with WCs and store, that leads to a rear covered outdoor seating area and then onto a rear single storey extension that provides an additional bar and seating area.

Upper Ground Floor:

Bar, seating area and kitchen.

First and Second Floors:

Self-contained, previously used as residential accommodation. The first floor comprises 1 x large bedroom, lounge and kitchen. The second floor comprises 2 x large bedrooms and bathroom.



TENURE

Freehold (title number: EB16712) to be sold with vacant possession.

PLANNING

We understand the lower and upper ground floors have consent for its current use, however the 1st and 2nd floors have consent for office use which is contrary to its previous use. A change of use may be achievable STPP.

Interested parties are encouraged to make their own investigations to the Local Planning Authority.



EPC

Rating: C

BUSINESS RATES

The Rateable Value, as per the April 2026 Ratings List, is £52,500.

Confirmation of the actual rates payable should be sought from the Local Authority.

ASKING PRICE

Please contact the sole agent, **Gordon Brothers**, for further information.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in any transaction.

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged. Information will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers and funders.

VIEWINGS

Strictly by appointment only. Please contact us to arrange a viewing.



FURTHER INFORMATION

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FOR FURTHER DETAILS,
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Brothers**
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CONTACTS

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