



A3 (RESTAURANTS AND CAFES) / LEISURE / OFFICE / PUB / BAR / CLUB / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN / RETAIL - WAREHOUSE / TAKEAWAY / WAREHOUSE FOR SALE

113-115 SEASIDE ROAD

Eastbourne, BN21 3PH

FREEHOLD RESTAURANT & LEISURE SPACE WITH
LONG LEASE FLATS ABOVE FOR SALE IN
EASTBOURNE

5,570 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	5,570 sq ft
Price	Offers in the region of £350,000
Rates Payable	£18,463 per annum The basement space sits below the threshold for small business rate relief & as such could qualify for 100% small business rate relief subject to status.
Rateable Value	£37,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

A prominent corner freehold building comprising a fully fitted restaurant at ground floor level and commercial space at basement level, previously used as a nightclub. Both commercial spaces are vacant and have rear access. The freehold also contains 7 flats above, all sold off by way of long leases with 5 having less than 70 years remaining on their terms.

Location

The property is situated on the corner of Seaside Road/ A259 and Queens Gardens, which runs south to Eastbourne Seafront. 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, Seafrost Tandoori in addition to an array of independent and national occupiers.

Accommodation

The accommodation comprises the following areas:

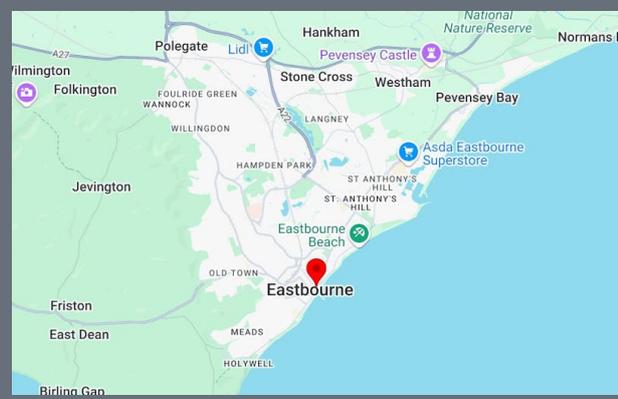
Name	sq ft	sq m
Basement	2,708	251.58
Ground	2,862	265.89
Total	5,570	517.47

Terms

Offers are invited in the region of £350,000 for the freehold interest with the benefit of vacant possession of the 2 commercial elements & the leases in place of the 7 flats above.

AML

Potential purchasers will be required to provide appropriate identification in line with anti money laundering regulations.



Get in touch

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Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 25/11/2025



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

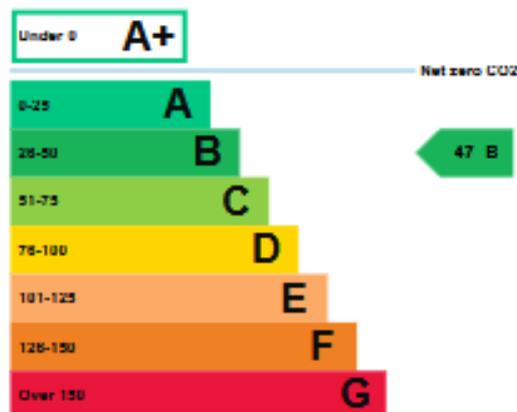
Properties can be let if they have an energy rating from A+ to E.

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 \(/energy-certificate/3727-9220-6640-6393-0223\)](#).

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

Energy performance certificate (EPC)

113-115 Seaside Road EASTBOURNE BN21 3PH	Energy rating	Valid until:	18 December 2032
	B	Certificate number:	2041-3612-3020-9498-6291

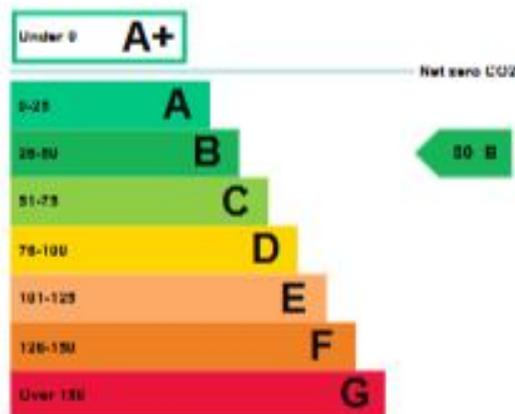
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If newly built

32 B

If typical of the existing stock

128 F

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	30.3
Primary energy use (kWh/m ² per year)	190

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6608-3442-4002-1192-2992\)](#).

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