THE WATERFRONT SOVERIGN HARBOUR EASTBOURNE BN23 5UZ

COMMERCIAL PROPERTY TO LET - ALL INCLUSIVE RENTS*







DESCRIPTION

The Waterfront boasts an impressive array of Food & Drink, Pamper and Retail outlets aswell as refurbished office suites and benefits from ample free car parking.

AMENITIES

- Restaurant and cafes
- Retail outlets
- Office suites
- 800+ Berth Marina
- Boat tours
- Free parking
- Fully DDA accessible
- Public Toilets
- 24 Hour CCTV
- On site security

WHATS GOING ON?

Multiple events take place throughout the year including Christmas Markets, Wellness Weekends, Pop up Food Markets & more exciting experiences.

Visit https://www.eastbournewaterfront.co.uk/

LOCATION

The Waterfront is located within Sovereign Harbour, northern Europe's largest composite marina complex with Eastbourne also being the second largest town in East Sussex.

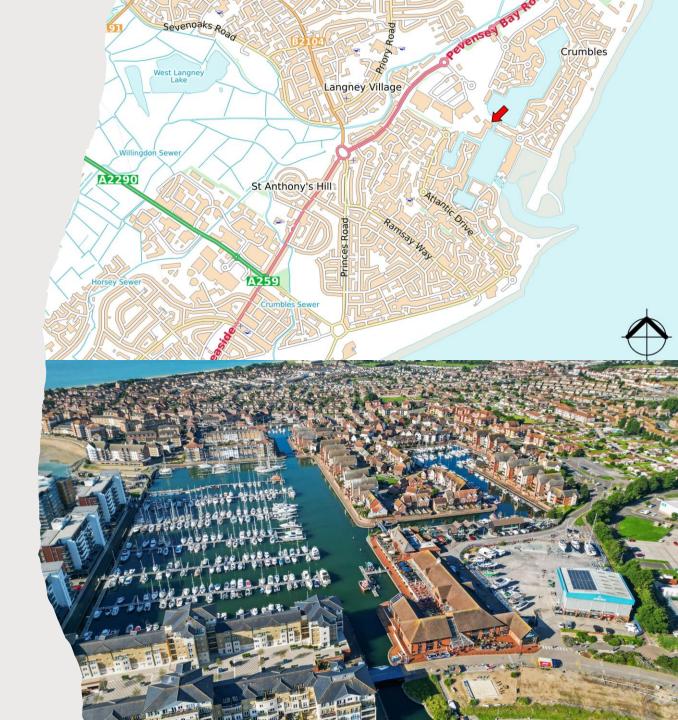
4 miles from the A27 dual carriageway, 27 miles from Brighton and 50 miles from the M25. Eastbourne also has a direct mainline railway service to London Victoria.

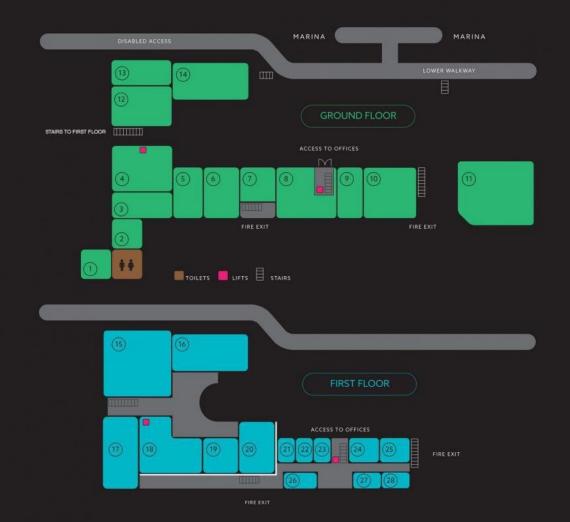
The Waterfront can be reached from the A259 coastal road Pevensey Bay Road – look out for the brown signs 'Sovereign Harbour Village' and follow The Watefront signs to the car park.

Free parking is available at The Waterfront in two car parks, both with a height restriction of 2.1 metres. The main Waterfront car park holds 350 general parking bays and 20 disabled parking bays; it can be reached from the A259 coastal road – Pevensey Bay Road – look out for the brown signs 'Sovereign Harbour Village' and follow The Waterfront signs to the car park.

The second car park holds 68 general parking bays and is available from Atlantic drive heading towards the rear of The Harvester restaurant and is situated on the left-hand side before reaching the Boatyard and Self store facilities at Sovereign Harbour Marina.

The Waterfront is accessible via bus number 5 and 5a, which runs between Sovereign Harbour North (Via Asda) and Sovereign Harbour South (Beatty Road) from Eastbourne's main town centre and railway station.





GROUND FLOOR

Leaders Letting & Estate Agents
 The Waterfront Convenience Store
 A Seasons
 Thai Marina Turkish Lounge & Restaurant
 4 Seasons
 Thai Marina Restaurant
 4 Seasons
 The Harvester
 Harbour Nights
 Dolci
 Seamoors Wine Bar
 The Chippy
 Di Lieto's Coffee Lounge
 Pablo's Mediterranean Restaurant

FIRST FLOC

- The Garden BarGanges Indian Restaurant
- CoCo Hair
- (1) Harbour Orthodontic & Cosmedical Centre
 - -
- 20 Planet Golf
 21 Havelock Estates Ltd
- - HML Group
 HML Group

2 Sovereign Financial

Duty Management Services Ltd

Duty Management Services Ltd Kingsway CLC Trust

AVAILABLE ACCOMMODATION

We understand the properties provide the following approximate floor areas:

	SQ FT (SQM)	RENT (PA)	RATEABLE VALUE	EPC
Unit 1 Boatshed	225 (21)	£5,000	<u>£4,200</u>	D
Unit 17	1,307 (121)	ТВС	<u>£31,000 (INC. 18)</u>	D
Unit 18	886 (82)		<u>£31,000 (INC. 17)</u>	D
Unit 19	644 (60)	£15,000	<u>£10,250</u>	<u>B</u>
Unit 3A (GF Yacht Club)	1,235 (115)	TBC	<u>£18,500</u>	D
Unit 3B (GF Yacht Club)	1,399 (130)	TBC	<u>£15,750</u>	D

Unit 1 Boatshed



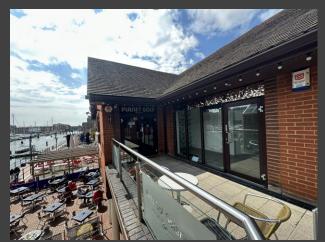
Unit 3A & 3B (Ground Floor Yacht Club)



Unit 17



Unit 19



Unit 18



TERMS

***RENT IS INCLUSIVE OF:**

- Service charge
- Site Maintenance
- Building Insurance
- Free parking
- Communal cleaning
- Communal WCs
- Site Security
- Site Signage
- Marketing

Tenants will be liable for applicable utilities and business rates.

VAT

VAT will be chargeable on the terms quoted.

TENURE

New leases to be agreed.

No direct competing businesses of existing





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CONTACT

For further information or to arrange a viewing please contact sole agents, SHW.

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SHW

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