



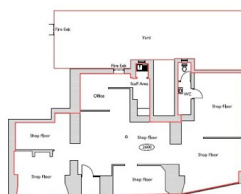
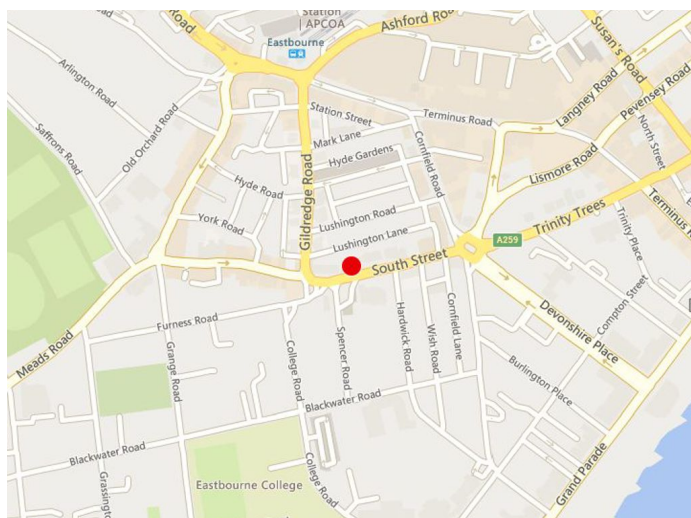
73-75 South Street
Eastbourne, East Sussex, BN21 4LR

TO LET

Prominent Class E Premises Sales Area - 1,484 sq ft

Key Features:

- Popular commercial and residential location within Eastbourne
- Approximately a five-minute walk from Eastbourne train station and The Beacon Shopping Centre
- Substantial ground floor retail unit with a dual frontage
- Accommodation provides sales area, W/C, staff area and rear yard with bin storage
- Quoting £29,500 per annum exclusive
- New lease available, subject to vacant possession
- The area is a popular retail destination, with national and independent occupiers in the vicinity
- Include Co-op Funeralcare, Day Lewis Pharmacy, Window to the Womb, Tesco Express, and JD Wetherspoon



+00 Ground floor plan - scale 1:500
Scale in Meters



+LP Location plan - scale 1:500
Scale in Meters

Printing requirements
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Leaseplans U	
PREMISES	73-75 SOUTH STREET, EASTBOURNE, BN21 4LR
AGENCY	FLUDE COMMERCIAL
DATE	15/08/2024
DRAWING	LEASE PLAN
SCALE	1:500
DATE	15/08/2024



73-75 South Street
Eastbourne, East Sussex, BN21 4LR

Location

South Street is a popular commercial and residential location within Eastbourne, offering a variety of shops, restaurants, and other facilities. The property is approximately a five-minute walk from Eastbourne train station and The Beacon Shopping Centre. Nearby occupiers include Co-op Funeralcare, Day Lewis Pharmacy, Window to the Womb, Tesco Express, and JD Wetherspoon.

Description

The property comprises a substantial ground floor retail unit with a dual frontage, which forms part of a prominent corner block on South Street. Internally, the accommodation provides sales area, W/C, staff area and rear yard with bin storage.

Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	1,484	137.86
Total	1,484	137.86

EPC

We understand the property has an EPC rating of B (expiry date - 09/04/2031)

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Business Rates

Rateable Value (1st April 2026): £19,750

Occupiers will pay approximately 38% of this per annum

All interested parties should make their own enquiries at <https://www.gov.uk/introduction-to-business-rates>

VAT

We understand that the property is not elected for VAT.

Legal Fees

The tenant will be responsible for their own legal costs and a contribution to the landlords legal fees will be required of £1,250 plus VAT.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

10 February 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS





Modified: 10-Feb-26 09:48:29 / Surveyed: 19-Dec-24



Experian Goad Plan Created: 10/02/2026
For more information on our products and services:
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