

SHW

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PROPERTY
WORK

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Procter Health Car

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TO LET TO LET
01323 437900 01323 437900

SnJ HAIR DESIGN

01323 645148

ALPHA BARBERS

HOT TOWEL SHAVE - SHIRAZ - ALL OVER

TO LET

CLASS E RETAIL – 2,658 SQ FT (247 SQ M) OVER GROUND & BASEMENT

8-9 Station Parade, Eastbourne, East Sussex, BN21 1BE

DESCRIPTION

- Terraced retail parade
- Double fronted glazed shop front
- Basement storage
- Rear access and refuse storage
- Walking distance to Eastbourne mainline train station and Beacon shopping centre
- Immediately opposite traffic light pedestrian crossing
- Upper floors also available

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground floor retail	1,356	126
Basement storage	1,302	121
TOTAL	2,658	247

TERMS

£24,750 per annum exclusive on a new lease for the ground and basement floors.
Upper floors also available to lease.
May consider freehold sale of entire building.

VAT

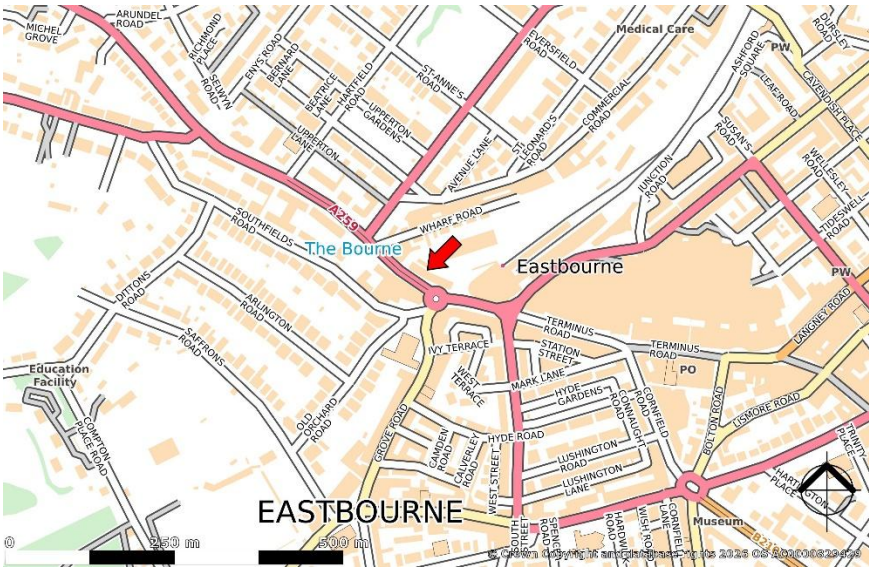
We understand the property is not elected for VAT and therefore not chargeable on the terms.

BUSINESS RATES

2026 Rateable Value: £27,750 (entire building)

EPC

EPC Rating of C.



VIEWINGS –

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