

REF: 31243

**Available to rent at £18,000 per year or
For Sale at £220,000**

Commercial Property To Let or For Sale

**Lower Ground Floor, Wallsend House,
Richmond Rd, Pevensey Bay
BN24 6AU**



Summary

Occupying a prominent central location on Richmond Road in Pevensey Bay, this versatile 140 sq m (1,507 sq ft) commercial space features a flexible open-plan layout, WC facilities, and two allocated parking spaces. The property is ideally suited for a broad range of Class E, wellbeing, office, retail, or community uses, with potential for residential conversion subject to necessary consents. It is available to let on a new commercial lease at £18,000 per annum or for sale on a long leasehold/virtual freehold at an asking price of £220,000.

Location

The property occupies a prominent, highly visible central position on Richmond Road in Pevensey Bay—a popular coastal residential and holiday destination. Situated just off the main village high street and a short distance from the seafront, the premises benefit from constant local footfall, nearby retail amenities, cafes, and residential catchments.

Premises

The accommodation extends to approximately 140 sq m (1,507 sq ft) and offers a spacious, flexible open-plan layout that easily adapts to a variety of operational setups. The interior includes internal WC facilities and benefits from 2 dedicated off-street parking spaces.

Configuration: Main Open-Plan Commercial Area, WC Facilities, Ancillary Storage/Staff Space, External Storage.

Parking: 2 Allocated Parking Spaces.

The landlord is currently undertaking a comprehensive refurbishment of the property, which will be handed over in a clean 'white box' specification. The premises will benefit from freshly plastered walls, new windows, and upgraded core elements, presenting a clean, blank canvas for an incoming occupier. This allows a new tenant or buyer complete flexibility to fit-out and finish the space to suit their specific operational requirements.

Tenancy Terms

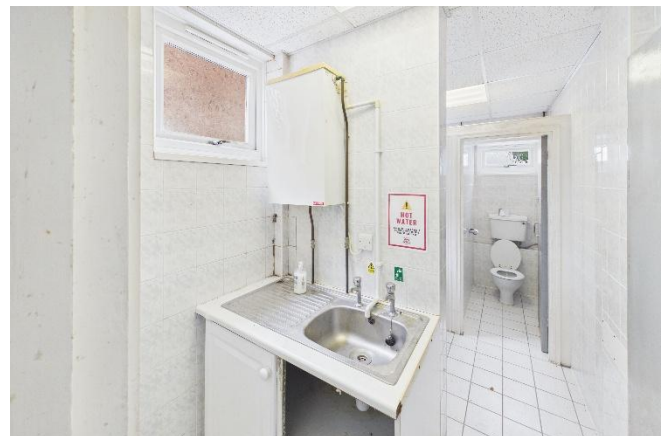
A new commercial lease on terms to be agreed at a commencing annual rent of £18,000.

Sale Terms

Offered with the benefit of a new long lease / virtual freehold. The freehold of the entire building, with the flats above sold off on long leases, may also be available – subject to negotiation.

EPC Rating: TBC







For further information please – email info@gps-direct.com



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