25 The Waterfront, Sovereign Harbour, Eastbourne
East Sussex, BN23 5UZ, England

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REF: 31249

Available For Sale at £220,000 or Annual Rent of £18,000

Commercial Property

For Sale or Rent

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.

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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.

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.

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

EPC Rating: TBC












HOT
WATER



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

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