



bassment

**the
bassment**

A3 (RESTAURANTS AND CAFES) / LEISURE / PUB / BAR / CLUB / RESTAURANT / CAFE / RETAIL - WAREHOUSE / TAKEAWAY / WAREHOUSE TO LET

**FORMER NIGHTCLUB,
BASEMENT, 113-115 SEASIDE
ROAD**

Eastbourne, BN21 3PH

**COMMERCIAL SPACE SUITABLE FOR A VARIETY
OF USES TO LET**

2,708 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	2,708 sq ft
Rent	£10,000 per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£5,738.50 per annum This property sits below the threshold for small business rate relief & as such could qualify for 100% small business rate relief subject to status.
Rateable Value	£11,500
Service Charge	A service charge will be payable based on a fair proportion of expenditure on the building.
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of £1,000 plus VAT towards the landlords legal fees. An unconditional undertaking to be provided prior to release of papers.
EPC Rating	B (47)

Description

A former nightclub at basement level, to let in Eastbourne accessible from both Seaside Road and Colonnade Gardens. The property comprises a bar area, a split-level dancefloor, W/C's and storage. Suitable for a variety of uses.

Location

The property is situated on the southern side of Seaside/ A259, just east of the junction intersecting Queens Gardens. Eastbourne town centre and station are a short walk west with the pier and beach to the south. Nearby occupiers include The Royal Hippodrome Theatre, Tesco Express, Seafront Tandori in additional to an array of independent and national occupiers.

Accommodation

The accommodation comprises the following areas:

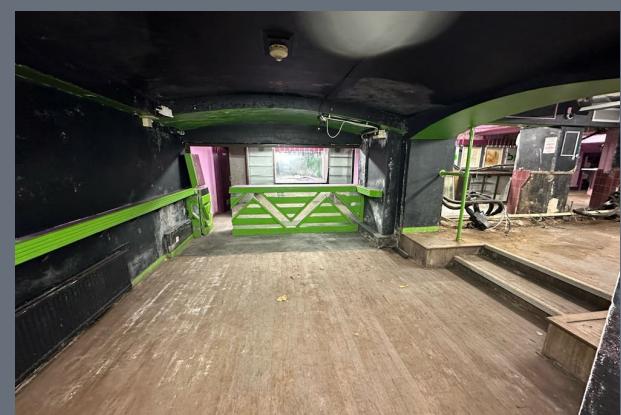
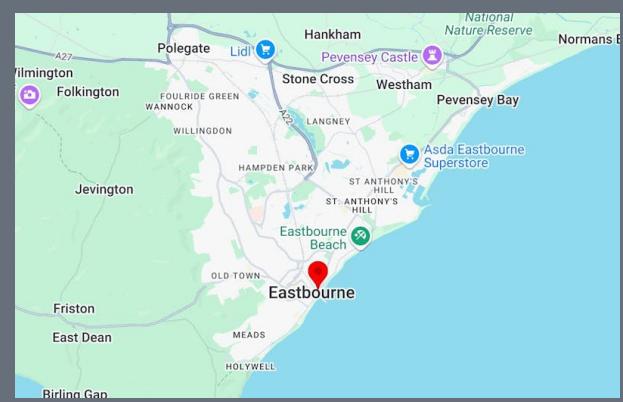
Name	sq ft	sq m
Basement	2,708	251.58
Total	2,708	251.58

Terms

Available to let on a new effective full repairing & insuring lease for a minimum term of 5 years.

AML

Potential tenants will be required to provide appropriate identification in line with anti money laundering regulations.



Get in touch

Max Pollock

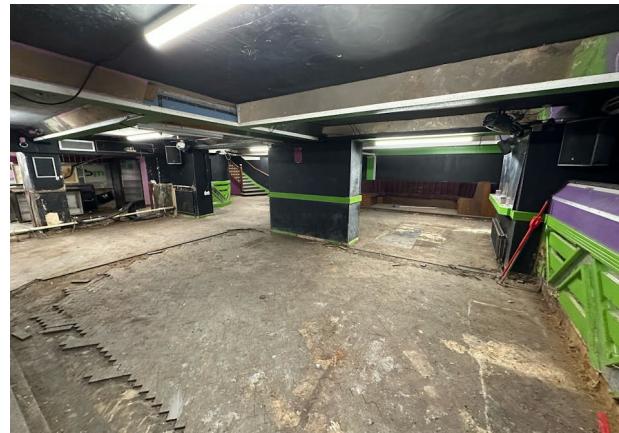
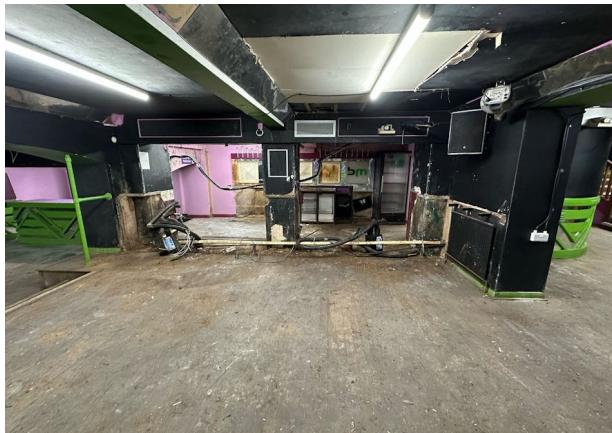
01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 25/11/2025



Energy performance certificate (EPC)

LOWER GROUND FLOOR 113-115 Seaside Road EASTBOURNE BN21 3PH	Energy rating B	Valid until: 18 December 2032
		Certificate number: 3602-3232-0362-7692-7092

Property type
Restaurants and Cafes/Drinking Establishments/Takeaways

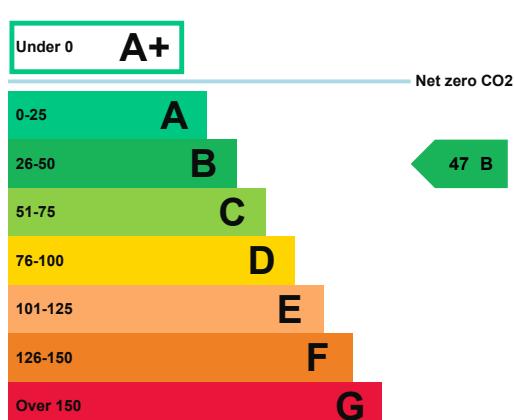
Total floor area
399 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

15 A

If typical of the existing stock

62 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	60.9
Primary energy use (kWh/m ² per year)	661

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3727-9220-6640-6393-0223\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Aquil Egbewo
Telephone	0203 397 8220
Email	hello@propcert.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206679
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 December 2022
Date of certificate	19 December 2022