Oldfield Smith & Co.
Chartered Surveyors

To Let

Massilia Bay

Sea Road, Pevensey Bay, Pevensey, BN24 6EH

Established Coastal Licensed Bar and Restaurant with Large Outdoor Seating Area

2,607 sq ft
(242.20 sq m)

- Extensive ground floor bar and restaurant premises with external seating
- Existing stock and fixtures and fittings included
- Generous 90 covers, internally and externally
- Established License premises
- Available by way of Lease assignment at a low rent
- Premium offers sought in the region of £25,000

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Summary

Available Size	2,607 sq ft
Rent	Rent on application
Rateable Value	£11,500 Current rateable value (1 April 2026 to present)
VAT	Not applicable
EPC Rating	C

Description

Massilia Bay is an established licensed restaurant and bar in the popular coastal location of Pevensey Bay, East Sussex.

The property includes the ground floor of a detached two-storey mixed-use building, providing approximately 2,179 sq ft (202.40 sq m) of commercial/leisure space. The restaurant currently serves British and seafood dishes (this can change) and has a generous 40 indoor covers, together with approximately 50 outdoor seats. The first floor is residential and used as an AirBnB by the landlord but could be rented, under separate negotiation, if the assignee was interested.

There is also rear parking for approximately three vehicles, shared with the residential accommodation above.

The premises is available by way of a Lease assignment. The existing Lease is for a term of 5 years from XX May 2026, with a tenant only break and rent review at year 3. The passing rent is £25,000 per annum for the first year, £27,000 per annum for the second year, £30,000 per annum from the second anniversary. The Lease is contracted outside the LTA 1954. A copy of the Lease is available upon application.

The property is being assigned with all the existing fixtures and fitting and whatever stock remains at the time. In this respect, a lease premium in the region of £25,000 will be payable.

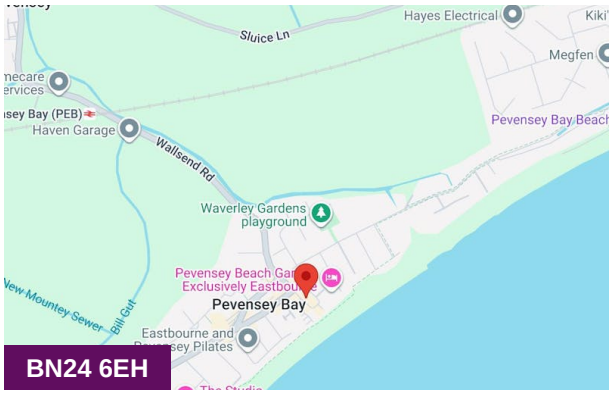
Location

The subject property is located in Pevensey Bay on Sea Road, a coastal settlement within the Wealden District of East Sussex. Pevensey Bay functions as a distinct local neighbourhood, situated to the east of Eastbourne and south of the historic village of Pevensey. The area is characterised by coastal residential development, holiday parks, and a concentration of local commercial premises along the primary thoroughfares.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor	2,607	242.20
Total	**2,607**	**242.20**



Viewing & Further Information

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