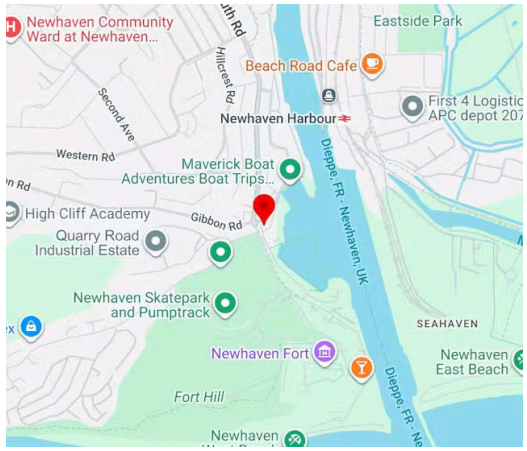


103-109 Fort Road, Newhaven, BN9 9DA

Retail To Let | £8,500 - £35,000 per annum Exclusive of rates, VAT and all other outgoings. | 477 to 2,035 sq ft

NEWLY REFURBISHED WATERSIDE GROUND FLOOR RETAIL/ RESTAURANT/ OFFICE UNITS TO LET ON FORT ROAD NEWHAVEN

eightfold.agency







Description

Comprising one double unit & 2 single units that have previously been used for retail however could be used for a variety of uses subject to planning consent. Our clients have recently carried out an extensive refurbishment of the unit which will be provided in a white box format. The refurbishment has included new lighting, windows & doors & electric radiators as well as plastering & decoration. In addition to the internal space the units benefit from a rear patio area over looking the waterside.

Location

Situated on Fort Road just south of the roundabout intersecting Gibbon Road and West Quay. Nearby occupiers include The Co-op, Newhaven Scuba Training, Fort Road Cafe, The Quay, JoJo's Florist and Simpson Marine, whilst Newhaven Football club is located on the opposite side of the road.

Accommodation

Name	sq ft	sq m	Rent
Ground - 103 Fort Road	485	45.06	£8,500 /annum
Ground - 105-107 Fort Road	1,073	99.68	£18,000 /annum
Ground - 109 Fort Road	477	44.31	£8,500 /annum
Total	**2,035**	**189.05**	

Terms

A new effective full repairing & insuring lease for a minimum term of 5 years. A rent deposit of 3-6 months rent will be required subject to status

Floorplans & EPC's

The above can be found on the following link the dataroom https://m.search-prop.com/103-109-fort-road-newhaven

Summary

- Rent: £8,500 - £35,000 per annum Exclusive of rates, VAT and all other outgoings.
- Business rates: TBA
- Service charge: TBA
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs. An undertaking for the landlords legal fees to be provided prior to release of papers.
- Lease: New Lease
- Terms: 5 years

Further information

- View Microsite

Contact & Viewings



Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency



James Hawley
01273 672999 | 07935 901 877
james@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.

