



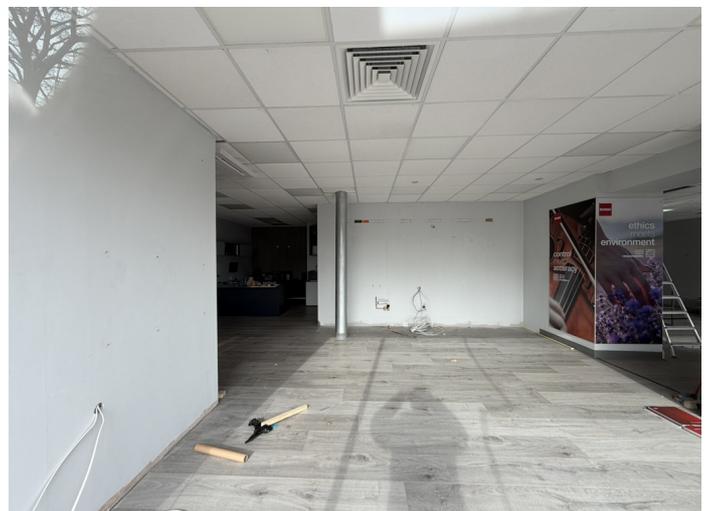
73-75 South Street  
Eastbourne, East Sussex, BN21 4LR

**TO LET**

## Prominent Class E Premises Sales Area - 1,484 sq ft

### Key Features:

- Popular commercial and residential location within Eastbourne
- Approximately a five-minute walk from Eastbourne train station and The Beacon Shopping Centre
- Substantial ground floor retail unit with a dual frontage
- Accommodation provides sales area, W/C, staff area and rear yard with bin storage
- Quoting £29,500 per annum exclusive
- New lease available, subject to vacant possession
- The area is a popular retail destination, with national and independent occupiers in the vicinity
- Include Co-op Funeralcare, Day Lewis Pharmacy, Window to the Womb, Tesco Express, and JD Wetherspoon





73-75 South Street  
Eastbourne, East Sussex, BN21 4LR

## Location

South Street is a popular commercial and residential location within Eastbourne, offering a variety of shops, restaurants, and other facilities. The property is approximately a five-minute walk from Eastbourne train station and The Beacon Shopping Centre. Nearby occupiers include Co-op Funeralcare, Day Lewis Pharmacy, Window to the Womb, Tesco Express, and JD Wetherspoon.

## Description

The property comprises a substational ground floor retail unit with a dual frontage, which forms part of a prominent corner block on South Street. Internally, the accomadation provides sales area, W/C, staff area and rear yard with bin storage.

## Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	1,484	137.86
Total	1,484	137.86

## EPC

We understand the property has an EPC rating of B (expiry date - 09/04/2031)

## Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

## Business Rates

Rateable Value (2026): £19,750

Occupiers will pay approximately 38% of this per annum.

## VAT

We understand that the property is not elected for VAT.

## Legal Fees

The tenant will be responsible for their own legal costs and a contribution to the landlords legal fees will be required of £1,250 plus VAT.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

2 March 2026

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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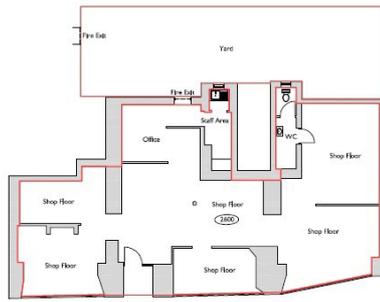
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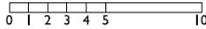


## Floor Plan



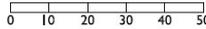
**+00** Ground floor plan - scale 1:200

Scale in Meters



**+LP** Location plan - scale 1:1000

Scale in Meters



### Printing requirements

When the original document size matches the intended print size drawings are to be printed as actual paper size / 'as in document' - do not print 'fit to scale'.

Original Document size

A4 size document

### Notes

OS map Licence number: 100020149

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## LeaseplansUK

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