



**TO LET**

**CLASS E RESTAURANT PREMISES – 5,364 SQ FT (GRND & BSMT)**  
3-5 Bolton Road, Eastbourne, East Sussex BN21 3JU

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**Rent | £45,000 PAX**

**DESCRIPTION**

The premises, previously occupied by Zizzi's, has been totally refurbished to a high standard at a cost of £200,000 and forms part of a distinctive link detached character building with residential upper parts.

The premises occupies a ground floor fitted restaurant with the benefit of office and ancillary accommodation in the basement as well as extra WC facilities. The restaurant also has an attractive glazed frontage with the benefit of the external forecourt for outdoor dining. There is also a rear service yard accessed via a secure gate.

**LOCATION**

The property is located within Eastbourne town centre at the northern end of Bolton Road and just south of the pedestrianised Terminus Road, the prime pitch of the town. The Beacon Shopping Centre is just north of the property having recently been extended. The surrounding cafes and bars compliment the restaurant usage. The property also falls within street scene regeneration plans.

Eastbourne is a thriving tourist destination located on the south coast in East Sussex, approximately 21 miles east of Brighton and 70 miles south of London.

The town benefits from good road communications to London via the A22 and the east to west arterial route via the A27. Eastbourne Station provides regular services to London Victoria and Gatwick Airport.

**ACCOMMODATION (GIA)**

	SQ FT	SQ M
<b>Ground</b>	<b>2,725</b>	<b>253.16</b>
<b>Basement</b>	<b>2,639</b>	<b>245.17</b>
<b>TOTAL</b>	<b>5,364</b>	<b>498.33</b>

**TERMS**

A new full repairing & insuring lease available on terms to be agreed. **Premium to be agreed.**

**RENT**

£45,000 per annum exclusive.

**VAT**

The property is not elected to VAT.

**RATES**

[Rateable Value of £64,000 \(2017\)](#)

**EPC**

[50 | B](#)

**VIRTUAL TOUR**

[Click here.](#)



**VIEWINGS – 01323 437901**

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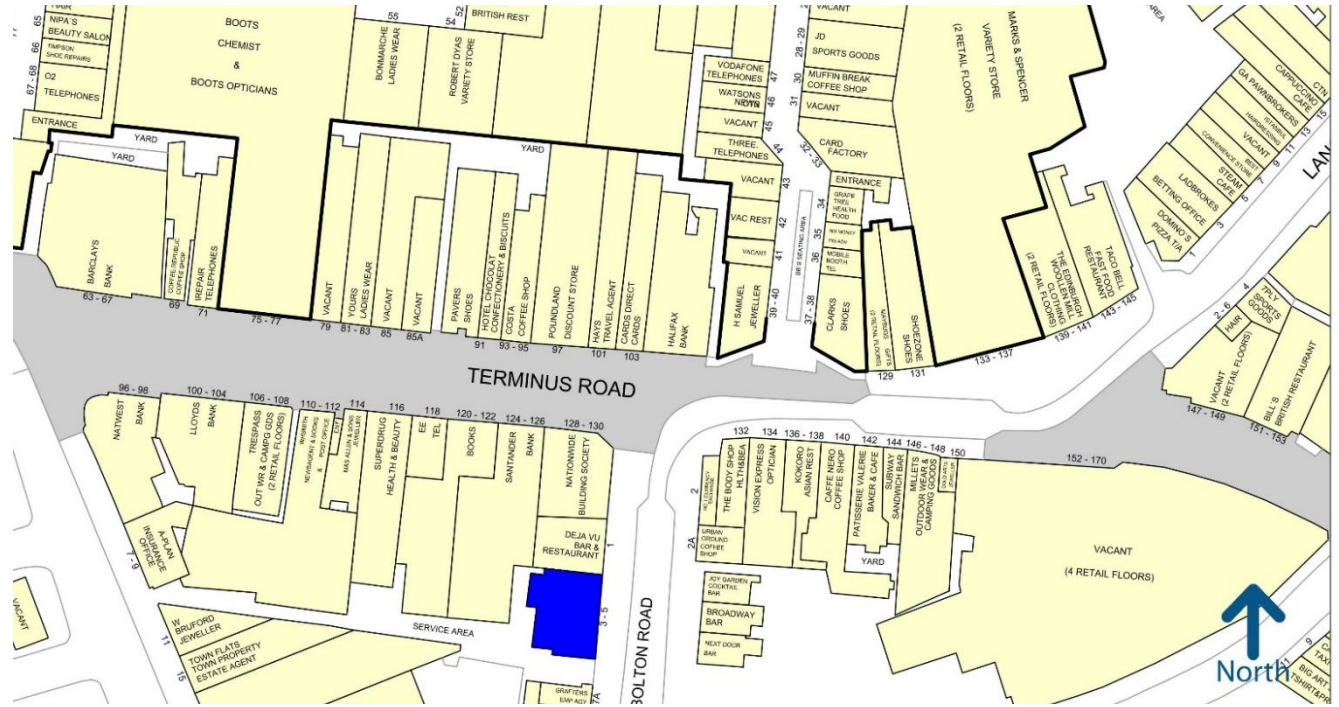
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