

A large, stylized silhouette of a fish, possibly a trout or salmon, in a teal color. The fish is facing left and has a white circle for an eye. The text 'WEST BEACH' is overlaid on the fish in a large, serif font. The letters are a dark red color, with the 'W' and 'B' being slightly larger and more prominent.

# WEST BEACH

NEW HAVEN

Restaurant to let in Newhaven with stunning beachfront location

# EXECUTIVE SUMMARY

West Beach, Newhaven.

Brand new restaurant opportunity.

Beneath cliffs, adjacent to beach and near to Newhaven Fort.

Significant investment planned for Newhaven.

Shell and core to be provided for tenant's fit out.

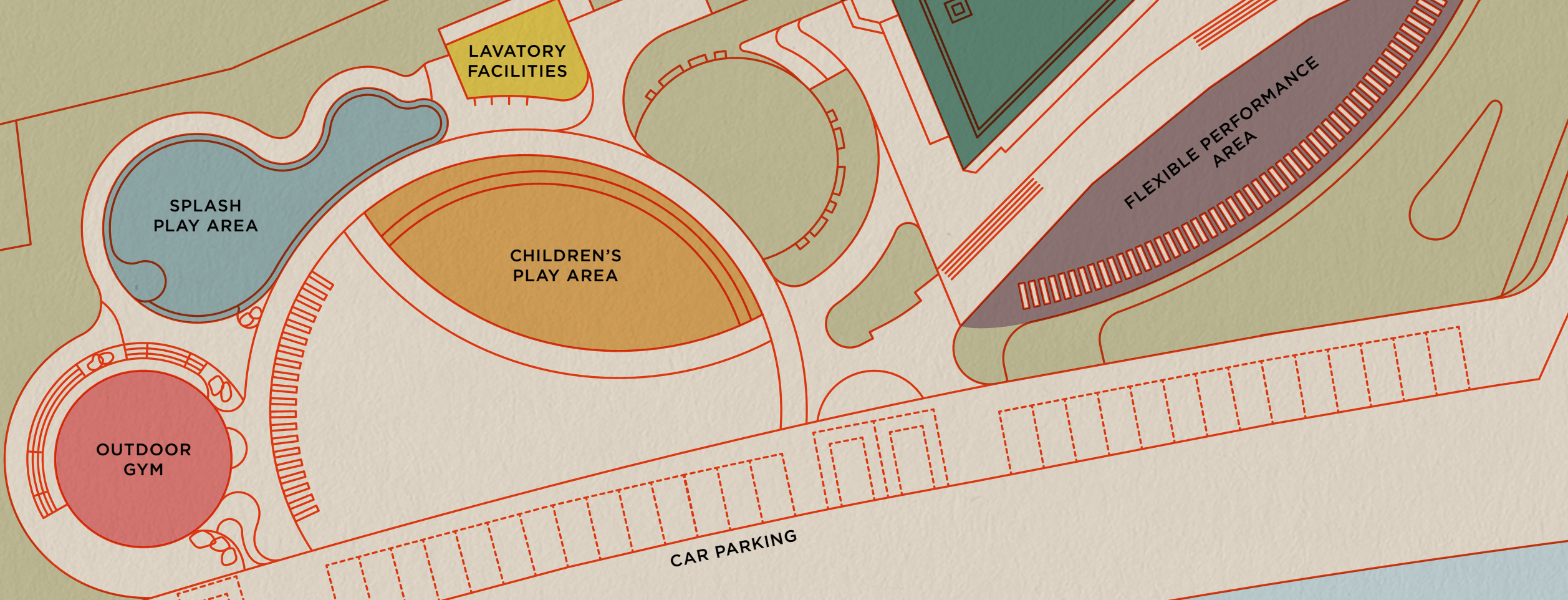
Estimated completion Winter 2026.

Tenant sought for agreement for lease on Flexible Terms.

Guide rent £80,000 per annum x plus vat.

# WEST BEACH RESTAURANT

- Reataurant premises
- Lavatory facilities
- Children's play area
- Splash play area
- Outdoor gym
- Flexible performance area
- Grassed areas



FORT ROAD

CAR PARKING

WEST BEACH

INDICATIVE SITE LAYOUT



# LOCATION

The restaurant is located on the south coast of England at West Beach, Newhaven. The restaurant will be a destination restaurant, in a beautiful setting, and is accessed via Fort Road which extends, via South Road, to the A259, approximately 1.5km to the north.

The property occupies a dramatic position, beneath the cliffs at West Beach and beneath Newhaven’s key landmark, Newhaven Fort. Newhaven Fort re-opened earlier this year, following a reported £7.5m restoration and forms part of the significant investment planned for several key projects in Newhaven.

Newhaven is a port town and benefits from regular cross-Channel ferry services to Dieppe. It is located approximately 10 miles from the centres of Brighton and Eastbourne and approximately 50 miles south of London.

# TRAVEL TIMES

All travel times calculated to West Beach Restaurant using Google Maps

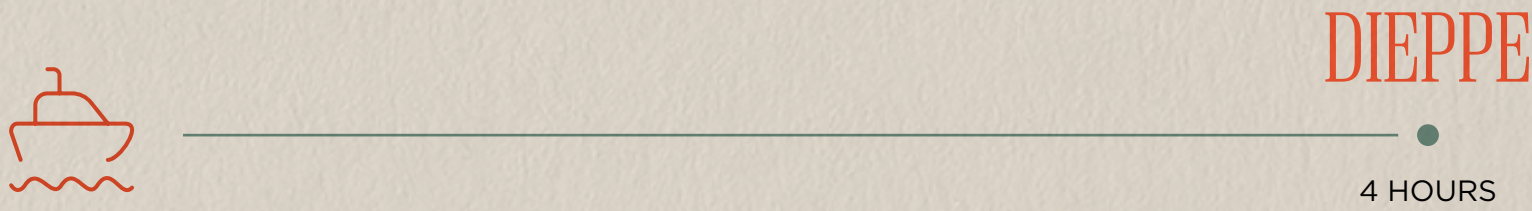
## DRIVE TIMES



## TRAIN TIMES



## FERRY TIMES



## WALK TIMES



# SEA-VIEW DINING

West Beach is owned by Lewes District Council who are delivering the building project which received planning consent in 2024.

The restaurant will be single storey with glazed walls to maximise light and the fantastic views over the English Channel. Energy efficient materials will be used, and the building will have air source heat pumps, solar panels, and a biodiverse roof to maximise sustainability benefits.

The restaurant will be provided to a “shell and core” finish with the internal fit out to be customised by the ingoing tenant.

Extending to an internal area of approximately 378m<sup>2</sup> (4,065 sqft), the space will be suitable for approximately 80 covers inside and approximately an additional 75 covers outside across a terrace and lower decking to enjoy alfresco dining. To the west of the building will be a service yard, bin store and staff parking.

Adjacent to the restaurant are proposed new leisure and community facilities. These facilities are likely to be managed separately but the Council is open to discussions on this with potential tenants for the restaurant.





WEST BEACH RESTAURANT AERIAL VIEW  
INDICATIVE CGI



WEST BEACH RESTAURANT AERIAL VIEW  
DRONE IMAGE

## PLANNING

The proposed restaurant forms part of planning permission PP-12684320 (ref: LW/24/0051) which was granted on 24th July 2024 and relates to “ Demolition of existing structures and erection of a single storey restaurant, together with splash pads, outdoor gym, children’s play areas, toilet and changing facilities, further informal open space and associated landscaping”. The property falls under the ownership and auspices of Lewes District Council.

## TIMETABLE

Works on the structure of the restaurant are expected to start in January 2026. Estimated completion for the ‘shell & core’ works is by Winter 2026 when the unit will be handed over to the successful tenant for its fit out and following the Council entering into an Agreement for Lease with the successful tenant.

## TENURE AND TERMS

The site is owned freehold by Lewes District Council. The Council is seeking expressions of interests from prospective tenants for the completed shell and core restaurant subject to an Agreement for Lease. The lease will be on flexible full repairing and insuring terms. Guide Rent : £80,000 pa x plus vat.

## EPC

An EPC will be obtained during the design and construction phase and made available to the preferred tenant before the Agreement for Lease is entered into.

## LEGAL COSTS

The Council expects the successful tenant to pay a contribution of £2,500 plus vat towards its legal costs in connection with the transaction. Otherwise, both parties will be responsible for their own legal costs in connection with the matter.

## FURTHER INFORMATION AND VIEWINGS

Any viewings are to be undertaken strictly by appointment through the Council’s sole letting agent, EiA Real Estate Advisory. For all enquiries and further information please contact:

**Gavin Brent:** [gavin.brent@eia-re.co.uk](mailto:gavin.brent@eia-re.co.uk) 07920 812019

# E i A

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**Lewes District Council**

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