

BRAND NEW COMMERCIAL UNITS

299 – 3,553sqft (27.8 – 330.1 sqm)



Oakley

Your Sussex Property Expert

Free Wharf - Phase Two Brighton Road, Shoreham-By-Sea, BN43 6DP

- Available summer 2026
- Waterside views
- Three types of units available – restaurant, office, cafe
- Shell condition
- Incentives available

TO LET

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LOCATION

Shoreham By Sea is fast becoming a Sussex property hotspot. Offering seaside living and close proximity to the South Downs National Park, it is expanding rapidly with a number of new home schemes underway or recently finished. Shoreham has excellent road, rail and public transport connections to Brighton & Worthing respectively, together with rail services to London Victoria. Brighton City Airport is a short distance to the west across the River Adur and Shoreham Beach.

Free Wharf is located on the principle arterial route into Shoreham-by-Sea, fronting the A259, Brighton Road, and forms part of the long-term regeneration plan for the river frontage along the Brighton Road.

DESCRIPTION

Phase two of Free Wharf development is the waterside section comprising a mixed-use development with flats within the upper parts and a restaurant, café and yacht office on the ground floor. The commercial elements will have water views and are available in shell and core specification. There will be a number of parking spaces available – all information available on request. The restaurant will benefit from a gas supply. This part of the development will be ready for occupation in Summer 2026.

ACCOMMODATION

The accommodation briefly comprises:

	RENT PA	SQ.FT	SQ.M
<i>Restaurant</i>	£62,200	3,553	330.1
<i>Café</i>	£17,000	723	67.2
<i>Yacht Club</i>	£9,000	299	27.8

LEASE TERMS

Expressions of interest are invited on the units on a pre-let basis. The units are available on a standard commercial lease for a term to be agreed.

BUSINESS RATES

The space has not yet been rated. Interested parties are encouraged to make their own enquiries with Adur District Council.

USE / PLANNING

The development gives the following permitted use classes:

- o A1: Retail
- o A3: Cafés and restaurants
- o B1: Business
- o D1: Non-residential institutions

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates will be available once the units are completed.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882

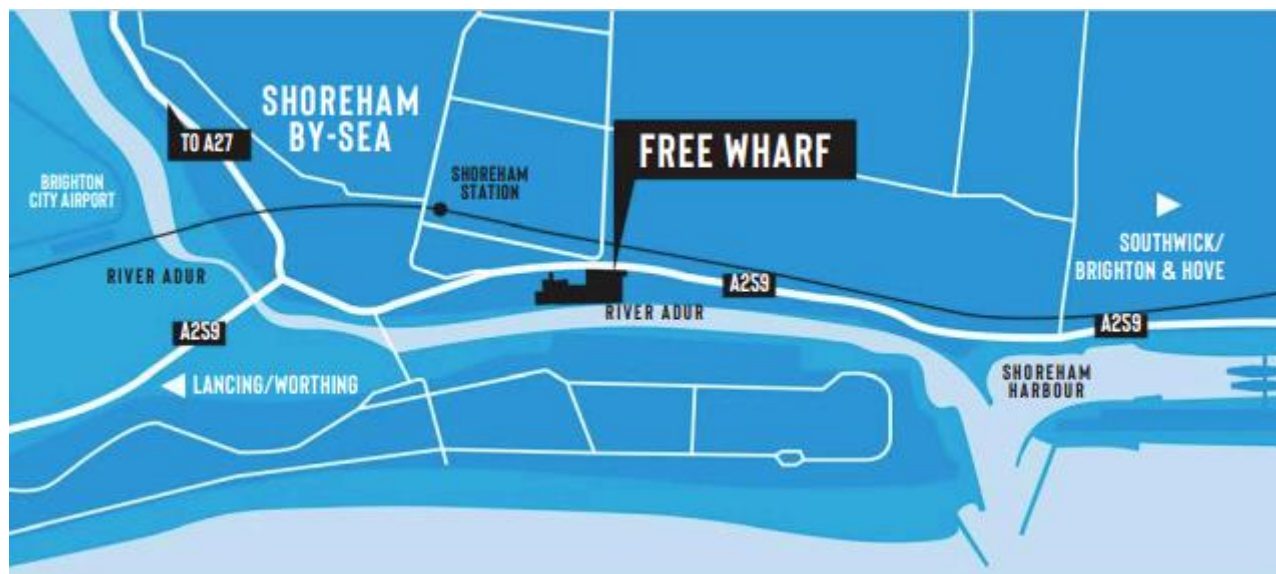
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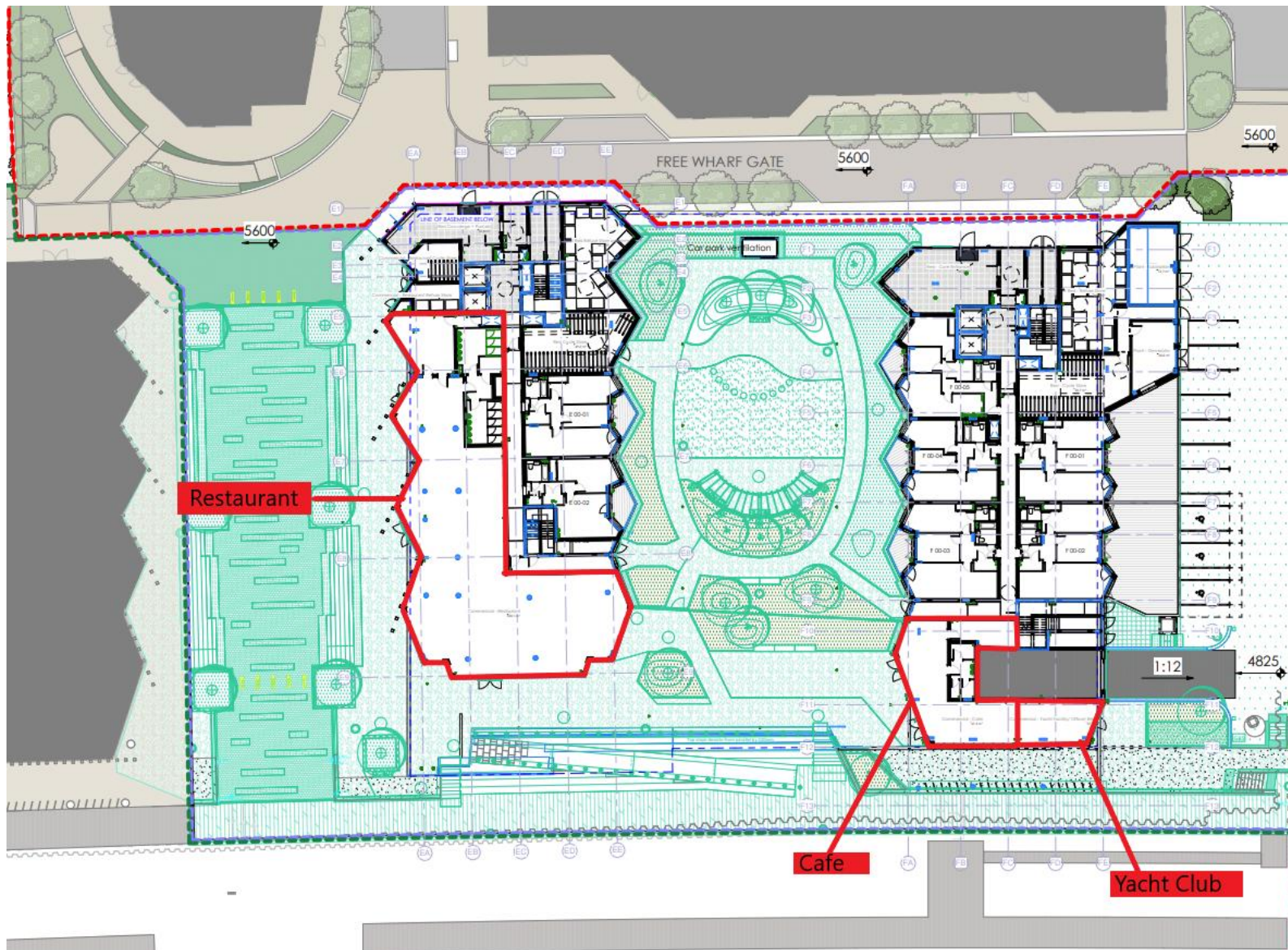
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All images, maps, plans and boundaries are for reference purposes and not to scale.

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