



Cameo - Eastbourne

18-20 Langney Road
Eastbourne
BN21 3EU

Freehold: £445,000

Ref: 8856087

KEY HIGHLIGHTS

- Prominently located Nightclub
- Arranged over four floors
- 1,434 sqm (15,439 sqft.) over four floors
- Licenced from 10am–3am, Capacity for 770
- Potential for alternative use (STPP)
- Energy Rating B

DESCRIPTION

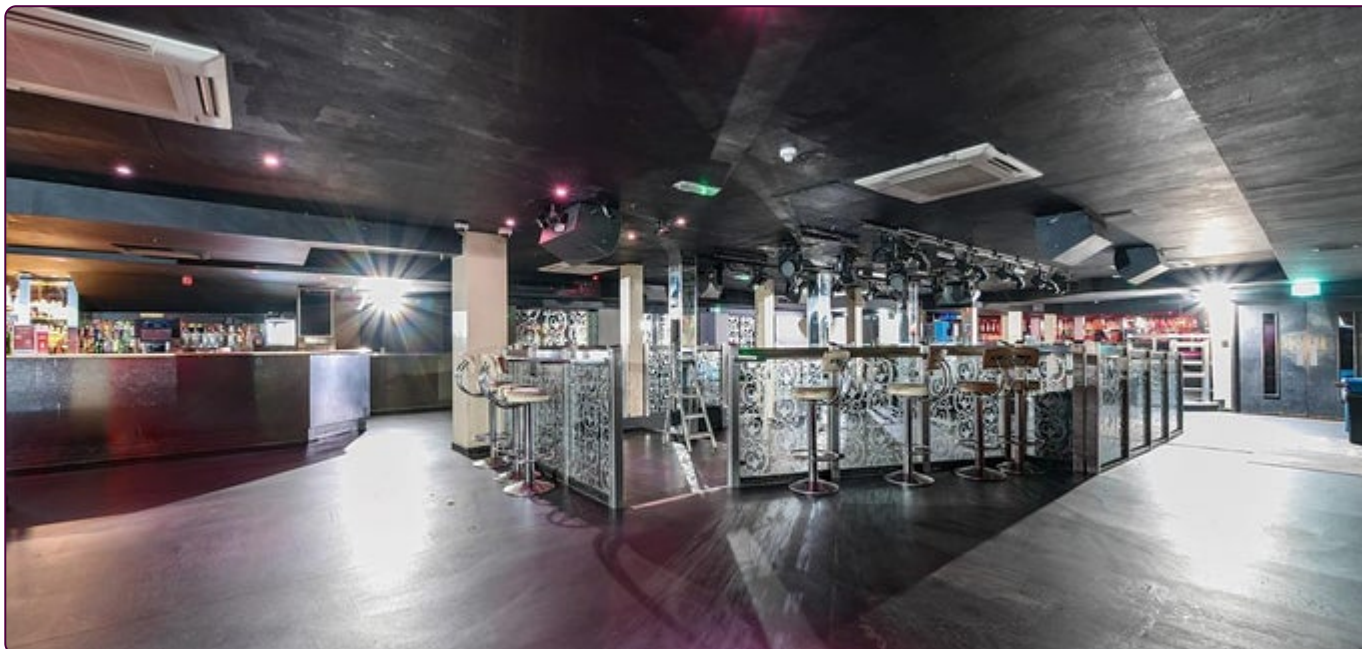
Cameo Eastbourne comprises a substantial mid terrace property arranged over multiple floors with rendered elevations. The premises are fully fitted and operates as an established nightclub, with a licensed capacity of approximately 770 persons.

The property benefits from prominent dual access from both Langney Road and Pevensey Road, providing excellent visibility and strong footfall throughout the day and evening. The surrounding area forms part of Eastbourne's established leisure and retail circuit.

LOCATION

Eastbourne is a well known seaside resort on the South Coast in East Sussex, located approximately 20 miles east of Brighton.

Eastbourne benefits from strong transport links. There is a direct rail service to London Victoria via East Croydon and Gatwick Airport, with journey times of around 90 minutes. By road, the town is approximately one hour south of the M25, accessed via the A27 which connects to the A23, providing convenient routes to London and the wider South East.



DEVELOPMENT POTENTIAL

Lewes District & Eastbourne Borough Councils are currently preparing a new Local Plan and has identified the property as a site that may offer future development potential.

TRADING INFORMATION

No trading information will be made available.

TRADING HOURS

Closed in June 2025.

TENURE

Freehold to be sold with vacant possession.



INTERNAL DETAILS

Ground Floor

- Reception Hall & Office

First Floor

- Dance Floor/Bar, lounge seating and ancillary storage area
- Kitchen

Second Floor

- Dance Floor/Bar & lounge seating
- Ladies & Gentleman's WC's and ancillary storage areas

Third Floor

- Open plan dance floor
- Ancillary storage areas

Fourth Floor

- Smoking Terrance

REGULATORY

Any prospective purchaser must have a Personal Licence and apply for transfer of Premises Licence at their own expense.

BUSINESS RATES

The Rateable Value, as per the April 2026 Ratings List, is £66,500. Confirmation of the actual rates payable should be sought from the Local Authority.

FIXTURES & FITTINGS

All in-situ trade fixtures and fittings are included in the sale price and will be apportioned accordingly. An inventory will be provided following receipt of an acceptable offer.



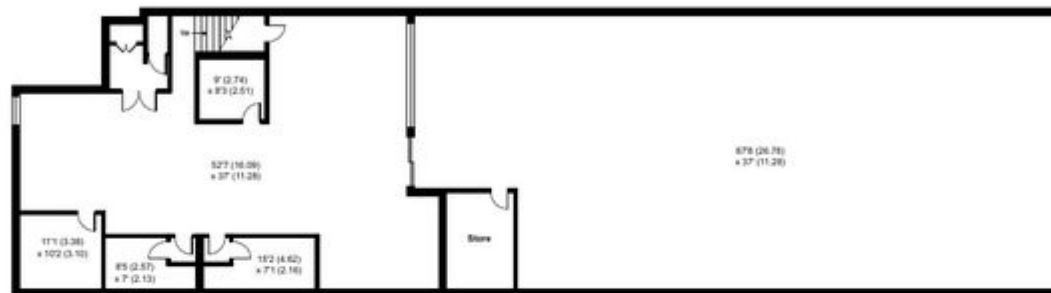
Langney Road, Eastbourne, BN21

Approximate Area = 15378 sq ft / 1428.6 sq m

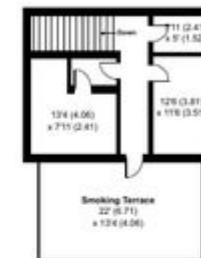
Limited Use Area(s) = 61 sq ft / 5.6 sq m

Total = 15439 sq ft / 1434.2 sq m

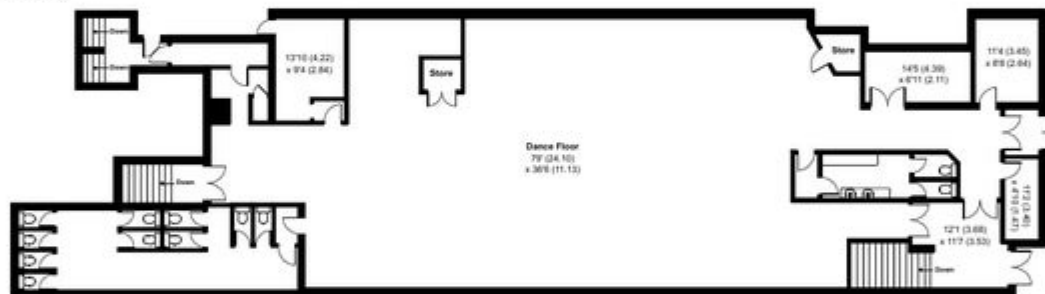
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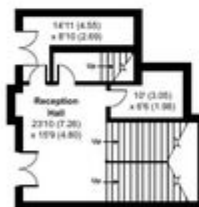
THIRD FLOOR



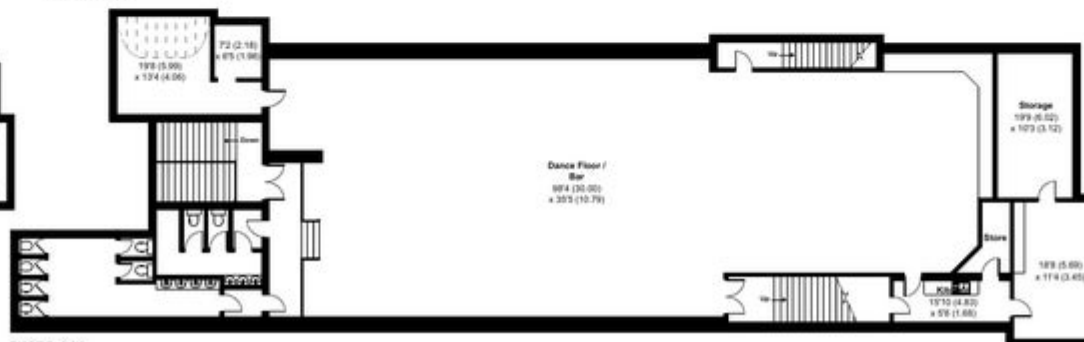
FOURTH FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Christie Owen & Davies Plc. REF:1243987



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



RICHARD WOOD

Regional Director – Pubs & Restaurants

T: +44 7778 880 583

E: richard.wood@christie.com



DEVAN WILTSHIRE

Trainee Business Agent

T: +44 7561 115 176

E: devan.wiltshire@christie.com

CONDITIONS OF SALE

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

