



REDUCED TERMS

Substantial Town Centre Cinema – For Sale / Potential Development Opportunity (STP)



LOCATION

Eastbourne is a seaside town on the south coast, c.20 miles east of Brighton and c.17 miles west of Hastings with a population of 99,412 (2011 census).

The character property occupies a prominent position on the southern side of Langney Road at its junction with Terminus Road, a short distance from the entrance to The Beacon Shopping Centre which provides the town's primary multi-story car park.

The town is served by excellent bus links to the surrounding areas from the seafront to the South Downs. Eastbourne train station is only a 10 minute walk from the subject property and provides a direct service to London Bridge in 1½ hours, whilst the A27 is c.4½ miles north and connects Eastbourne with the neighbouring coastal towns and cities.

The Beacon Shopping Centre is anchored by **Marks & Spencer**, **Primark**, **Wilko** and **Sainsbury's** and has recently undergone a 175,000 sq ft leisure and retail extension with new lettings to **Cineworld**, **Nandos**, **H&M**, **Sketchers**, **Paperchase**, **Jack Wills** and **Flying Tiger**.

DESCRIPTION

The property is arranged over ground, mezzanine and first floors with a yard to the rear, accessible via a separate entrance to the right of the building on Langney Road.

It has a frontage to Langney Road of c. 90 ft and has a maximum depth of c. 90 ft whilst the entire site extends to 0.24 of an acre.

Until recently operating as a cinema, the ground floor of the property is arranged as a foyer with customer toilets, a projection room and two screens, each with seating for 220 people.

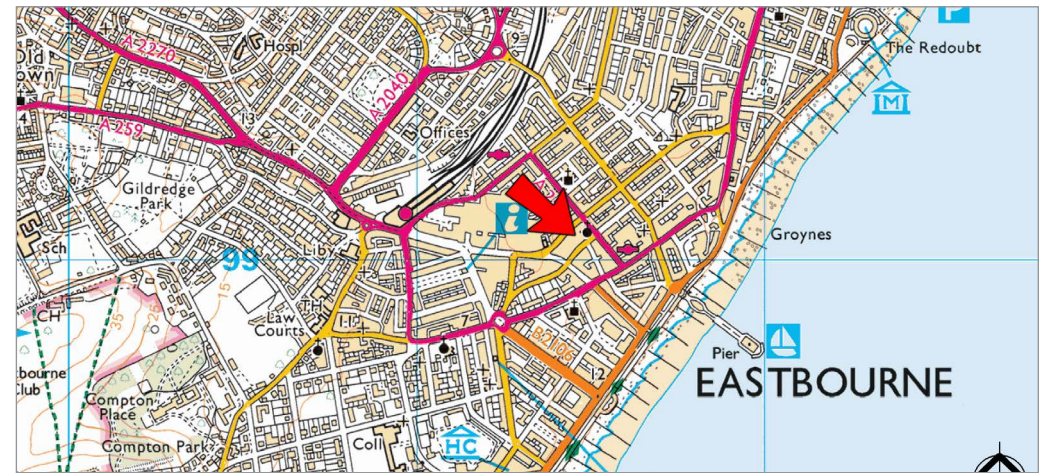
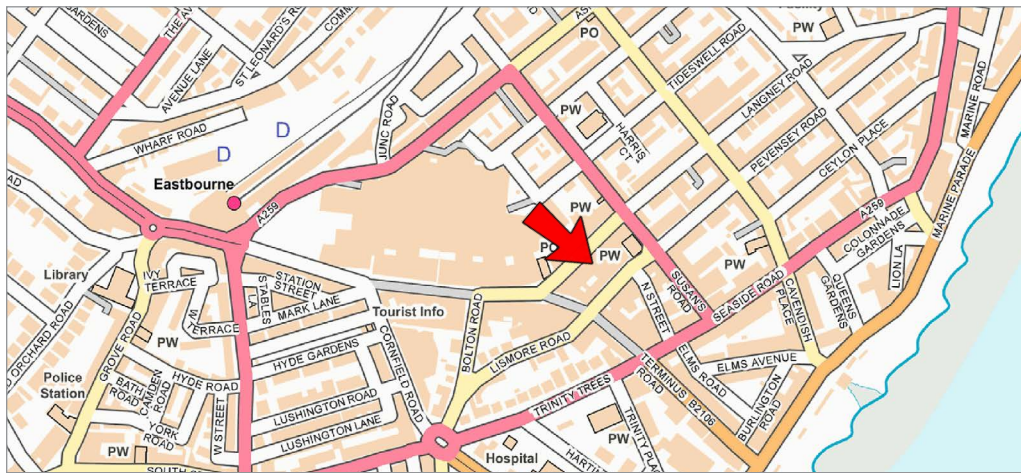
The mezzanine comprises customer toilets and staff rooms, accessible via staircases at either end of the floor as well as a central staircase connecting the ground and first floor projection rooms.

The first floor is arranged as a foyer with customer toilets and projection room, leading to a further screen with seating for 520 people.

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ACCOMODATION

The property is arranged over ground, mezzanine and first floors, comprising the following approximate gross internal floor areas:

| | | |
|------------------|----------------------|---------------------|
| Ground Floor | 662.59 sq m | 7,132 sq ft |
| Mezzanine | 158.96 sq m | 1,711 sq ft |
| First Floor | 603.78 sq m | 6,499 sq ft |
| Total GIA | 1,423.65 sq m | 15,342 sq ft |

Note: The property is neither listed nor in a conservation area.

PRICE

Unconditional offers are invited - price on application.

The property is not elected for VAT.

RATING ASSESSMENT

According to the Valuation Office Agency website the property is assessed for rates as follows:

Rateable Value from April 2026 £9,700

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

DATA ROOM

For current floor plans, EPC and title plan please see:

www.cradick.co.uk/properties

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract.

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