



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

146-148 Terminus Road, Eastbourne, BN21 3AN



Retail unit in Town Centre TO LET

- High footfall
- Prime Retail Location
- Total area: 4,442.2 sq.ft.

**Available on a new
lease at
£30,000 per annum
plus VAT**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION.

Eastbourne is a popular seaside town in the South East of England. The property is located above Millets on the first and second floor on Terminus Road in the centre of Eastbourne. It was previously used as a nightclub and is located opposite Marks and Spencer and The Beacon shopping centre.

Other retail names on Terminus Road include Waterstones, Poundland, WHSmith, Pret A Manger, Café Nero and Greggs.

ACCOMMODATION

First floor: 2319.6 sq.ft. (215.5 sq.m.)
Second Floor: 2122.6 sq.ft. (197.2sq.m.)
Total area: 4,442.2 sq.ft. (412.7 sq.m.)

RATEABLE VALUE - TBC

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable). Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Available on a new lease with terms to be negotiated at a rental of £30,000 per annum plus VAT exclusive of service charge and building insurance.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT

PLANNING

Use Class Sui Generis.

Planning permission may be required for a change of use.

EPC RATING:

LEGAL FEES

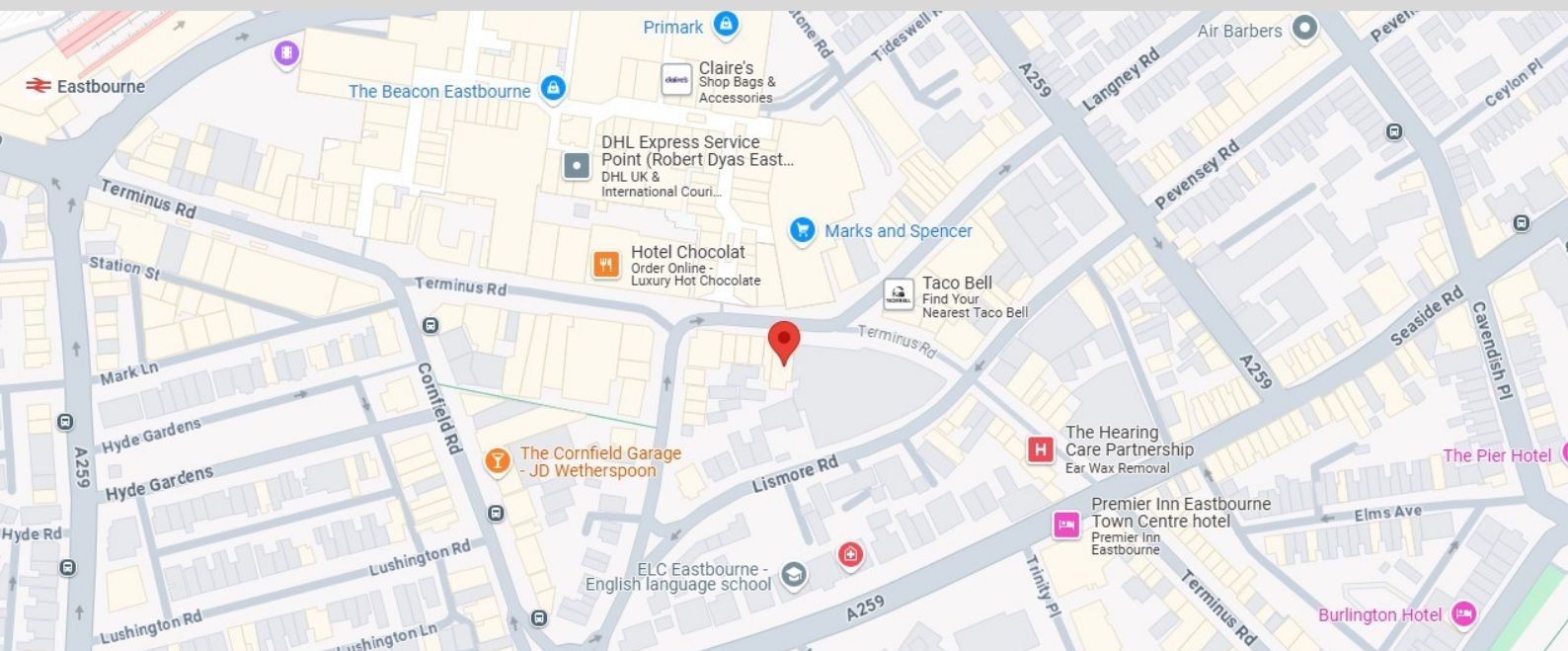
The incoming tenant will be responsible for their own legal fees.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



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