



CHARLECOTE



## FREEHOLD RETAIL & RESIDENTIAL INVESTMENT FOR SALE

198-200 TERMINUS ROAD EASTBOURNE BN21 3BB

- Prominent Terminus Road location
- Two retail units Cafe & Evapo
- Total rental income £87,200 per annum
- Three 3 bed flats let on AST's

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION





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## LOCATION

Eastbourne is located 22 miles (35 km) east of Brighton, 33 miles south-east of Gatwick Airport & Crawley, 12 miles ( km) west of Hastings and 24 miles (km) south of Tunbridge Wells. Eastbourne has a resident population of 103,745.

198-200 Terminus Road is situated on the western side of Terminus Road at the junction with Trinity Street in the established retail area of the town.

Nearby occupiers include British Heart Foundation, Best One, WRAS, Moshulu and Oxfam. Terminus Road is part pedestrianised.

Eastbourne rail station is 10 minutes walk (0.5 miles). London Victoria is an average journey time of 1 hour 36 mins

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN21 3BB

## DESCRIPTION

The property comprises a prominent period building arranged over ground, first and second floors.

The ground floor retail unit is occupied by a cafe.

The first and second floors comprise four flats, a studio and one bed flat (both on the first floor) and a one bed flat (second floor) let on AST's, and the other flat is sold off long leasehold.

## TERMS & PRICE

Terms and price on application.

## VAT

We are advised that the property is not elected for VAT.







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| ACCOMODATION       | sq ft | sq m  |
|--------------------|-------|-------|
| 198 - Ground Floor | 376   | 34.9  |
| 198 - Basement     | 386   | 35.8  |
| 200 - Ground Floor | 403   | 37    |
| 200 - Basement     | 419   | 39    |
| First Floor Flat   | 710   | 66    |
| Second Floor Flat  | 710   | 66    |
| Third Floor Flat   | 710   | 66    |
| Total Floor Area   | 1,505 | 139.5 |



## TENURE

Freehold subject to the following tenancies:

## TENANCIES

198 Terminus Road Lease for a term of three years expiry 23rd May 2028. Passing rent £22,000 per annum exclusive.

200 Terminus Road let on a new lease from 24<sup>th</sup> May 2025 for a term of three years, expiry 23<sup>rd</sup> May 2028. Passing rent £22,000 per annum exclusive.

Flat 1 is let on an AST tenancy from April 2026 for twelve months at a current rent of £1,250 per calendar month.

Flat 2 is let on an AST tenancy from 4th August 2015 at a current rent of £1,100 per calendar month.

Flat 3 is let on an AST tenancy from 28th February 2025 at a current rent of £1,250 per calendar month.



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## BUSINESS RATES

198 Terminus Road Rateable Value £13,250 UBR 43.2 p (2026/27).

200 Terminus Road Rateable Value £16,500 UBR 43.2 p (2026/27).

## COUNCIL TAX

Bands B and C

## ENERGY PERFORMANCE CERTIFICATE

198 Terminus Road: Certificate No: 0160-0334-8579-5525-2002 , rated 168 G, valid until 1st June 2024.

200 Terminus Road: Certificate No: 9222-3012-0358-0500-7101, rated 106 E, valid until 3rd February 2025.

First Floor Flat 1: Certificate No: 8200-3912-2329-8427-9543, rated 39 E, valid until 1st June 2024.

Second Floor Flat 2: Certificate No: 0360-2183-1360-2094-0971, rated 61 D, valid until 16th June 2034.

Third Floor Flat 3: Certificate No: 8454-7925-2800-5321-3922, rated 30 F, valid until 1st June 2024.

Updated EPC'S can be produced on request. .

## LEGAL COSTS

Each side will be responsible for their own legal costs.

## MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.







C H A R L E C O T E

## CONTACT US

To book a viewing or receive further information, please get in touch.



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