

RESTAURANT/ SHOP **TO LET** **A3 / A2 / A1**



27-31 Langney Road, Eastbourne BN21 3QA



Location: The property is located at the junction of Langney Road and Susans Road in Eastbourne town centre. The town's main retailing thoroughfare, Terminus Road and the Beacon Shopping Centre are both within a few hundred yards of the property.

Description: A large triple fronted ground floor unit with return frontage formerly used as KFC restaurant. Suitable for use as A3 or A2 or A1. Other use classes will also be considered subject to planning approval. VAT is not applicable. Landlord will consider splitting to create smaller units.

Accommodation: Total: 2,250 sqft
Rent: £45,000 per annum
Lease Term: 10 years (negotiable)

FOR VIEWINGS AND FURTHER INFORMATION: Please contact the vendor's agents:
Urban Spectrum Property Management Ltd. 114 Balham High Road, London SW12 9AA
Tel: 020 8772 9552; Ref: SM; Email: siraj@urbanspectrum.co.uk

PROPERTY MISDESCRIPTION ACT 1991. MISREPRESENTATION ACT 1997.

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