

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK



TO LET

CLASS E RETAIL PREMISES – 1,166 SQ FT (108 SQ M)

24 Grove Road, Eastbourne, East Sussex BN21 4TR

DESCRIPTION

- Character building
- Mid terrace Class E retail premises
- Modern glazed frontage
- WC and Kitchenette
- Rear fire escape and bin storage
- Basement storage with 2m height
- Sought-after Little Chelsea district

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Shop	515	47.82
Lower Ground Rear Section	409	37.98
Basement	242	22.48
TOTAL	1,166	108.28

RENT

£17,000 per annum exclusive of other outgoings on a new lease direct with the Landlord.

VAT

We understand that VAT is NOT chargeable on the terms quoted.

RATES

The current [Rateable Value is £12,250](#)
Small Business Rate Relief available, if eligible.

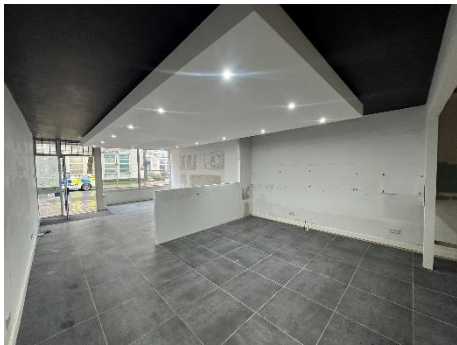
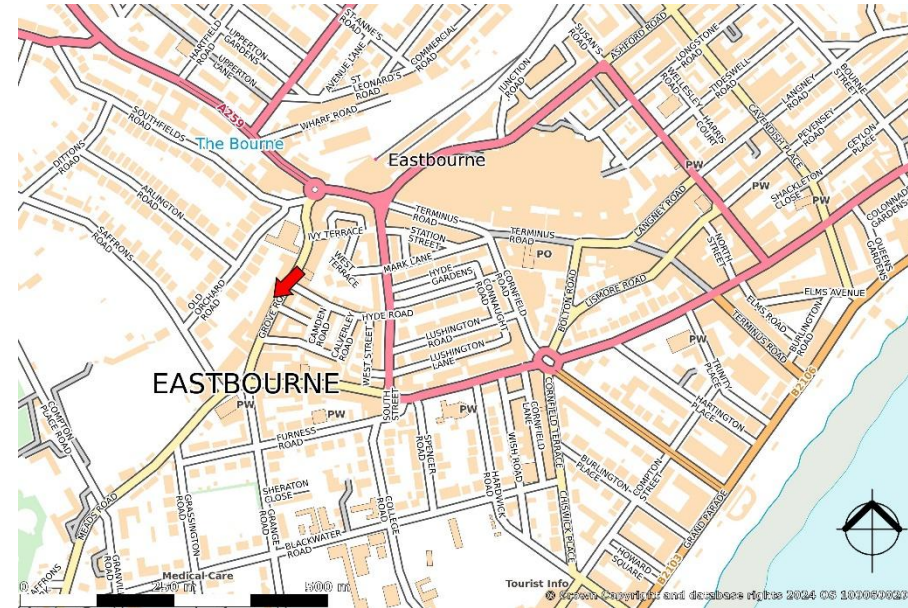
SERVICE CHARGE

We understand that there is no service charge, but a proportion of the building insurance is due.

EPC

54-C

[VIDEO TOUR – CLICK HERE](#)



VIEWINGS –

Max Perkins

t: 01323 437 901

e: mperkins@shw.co.uk



@SHWProperty



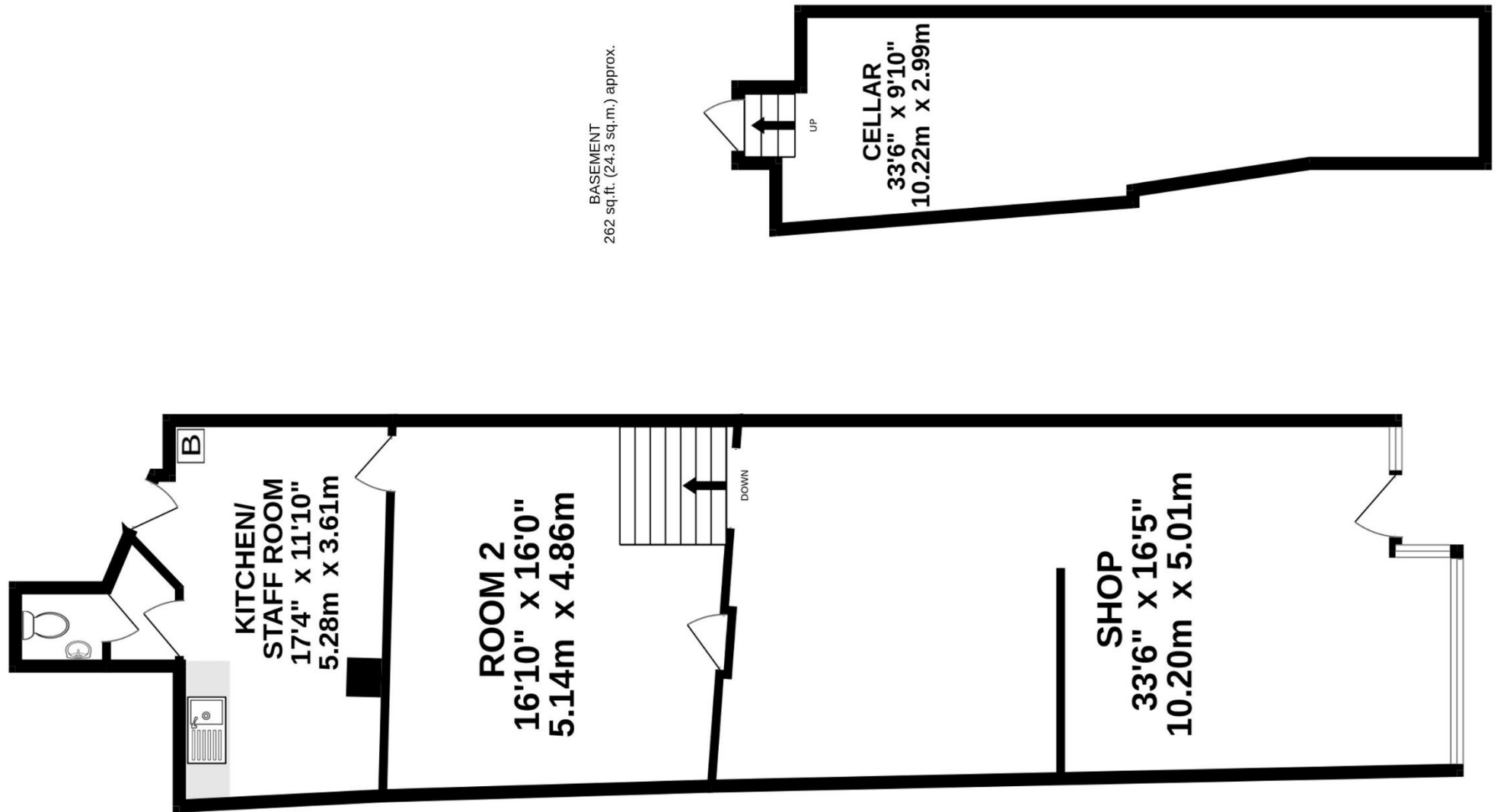
SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK



BASEMENT
262 sq.ft. (24.3 sq.m.) approx.

VIEWINGS –

Max Perkins

t: 01323 437 901

e: mperkins@shw.co.uk



@SHWProperty



SHW Property



SHW Property