

TO LET - THE BEACON



EASTBOURNE, Unit 27

Location

The Beacon Centre's retail accommodation is modern and high-spec, complimented by a range of new, high quality Tenants including **Office Shoes, Select, Boots** and **Primark**, alongside upsizes of **o2** and **Starbucks**.

The subject property is located in the centre of the scheme next to the new Wilko's and Deichmann.

Accommodation

The property is arranged two floors at ground floor level, providing the following areas:

Ground	1,077 sq ft	100 sq m
First	777 sq ft	72.2 sq m
Total	1,851 sq ft	172.2 sq m

Term

The property is available by way of a new 10 year effective full repairing and insuring lease subject to rent review at year 5.

Rent

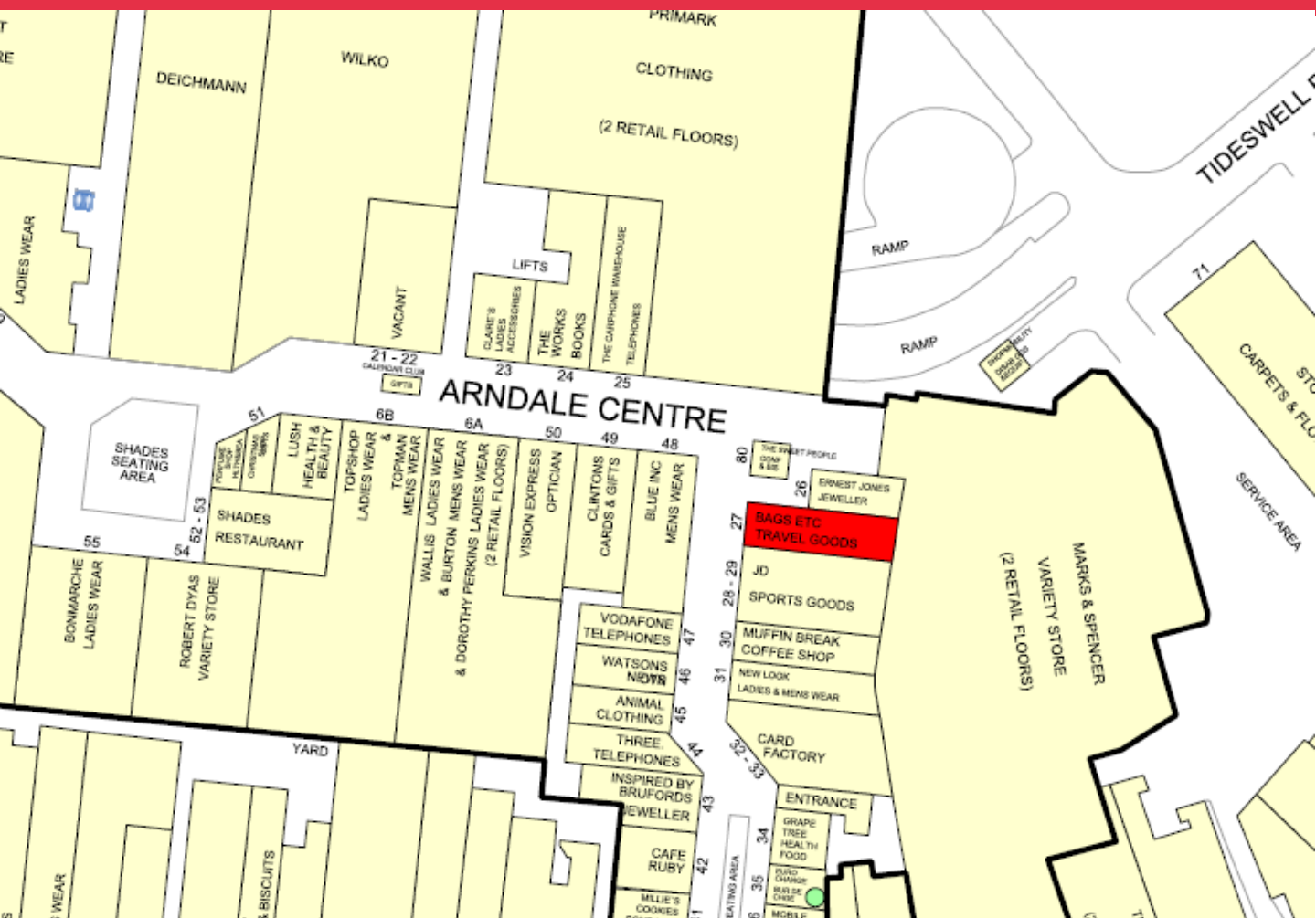
£77,500 per annum

Rates

We are informed by the Local Rating Authority that the rates assessed are as follows:

Rateable Value:	£37,250
Rates Payable:	£18,364.25

Note: Interested parties are advised to verify these figures with the Local Authority



Plan not to scale. Experian Goad Plan created 06/18. Created by Knight Frank. Copyright and Confidentiality, 2016. © Crown Copyright and Database Rights 2016 OS100019885.

Service Charge

The Service Charge attributable for this unit is £12,334.05 per annum.

EPC

The property benefits from an EPC rating of C. Certificate available on request.

Legal

Each party is responsible for its own legal costs incurred in this transaction.

SUBJECT TO CONTRACT

Viewing

For further information, please contact :

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