

INCENTIVES
AVAILABLE



238 Terminus Road, Eastbourne, BN21 3DE
Self Contained Retail Unit – 934 sq ft (87 sq m)

TO LET

238 Terminus Road, Eastbourne, BN21 3DE

Self Contained Retail Unit

934 sq ft (87 sq m)



Description

The property comprises a lock-up shop forming part of a parade of shops leading to the seafront from the pedestrianised retail section of the town. The property benefits from fluorescent lighting, rear access, rear store and W.C.

Location

Terminus Road forms part of the principal shopping focus of the town, which runs parallel to the 420,000 sq ft Arndale Shopping Centre (undergoing refurbishment) and the pedestrianised precinct. The premises are situated at the eastern end of Terminus Road, close to the seafront. The premises lie on the south side of the road, between Seaside Road and the seafront. Nearby occupiers include T J Hughes, Paddy Power, British Heart Foundation and Spar.

Lease

Available on a new full repairing and insuring lease on terms to be agreed.

Rent

£12,000 per annum exclusive.

Rates

According to the Valuation Office website the property is described as follows:

Shop & Premises

Rateable Value: £13,250

VAT

VAT will not be chargeable on the terms quoted.

Legal Costs

Each party is to be responsible for their own legal fees.

Amenities

- Florescent lights & spotlights
- Security shutter
- W.C.
- Rear access

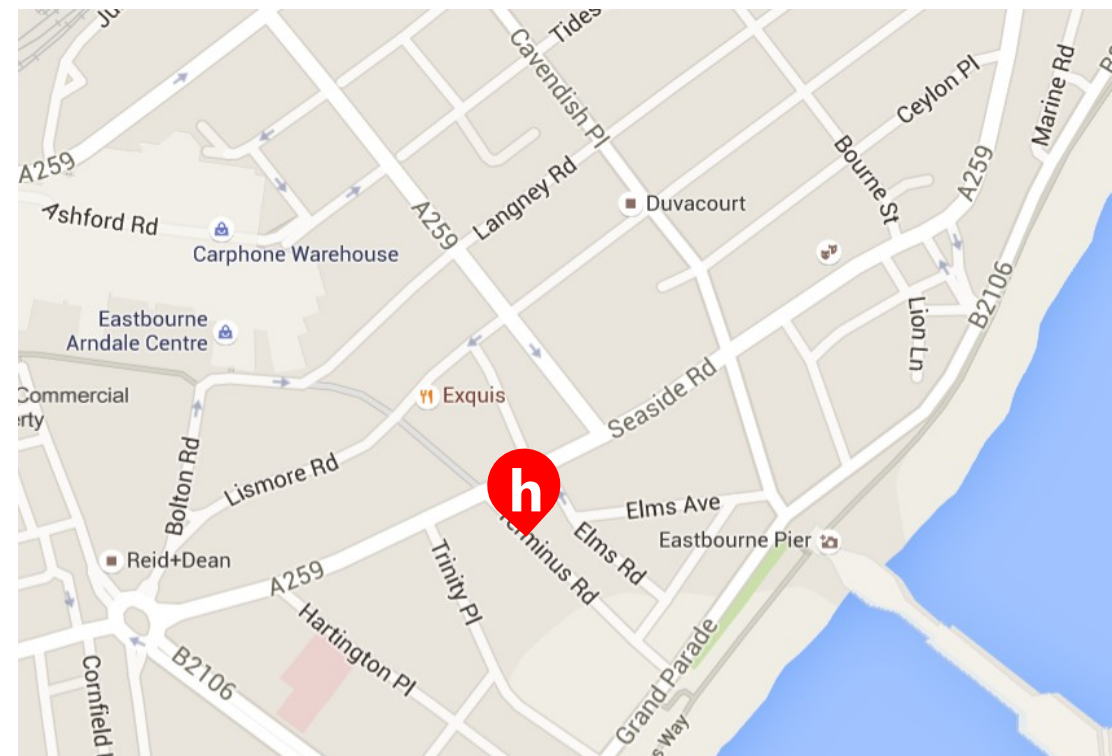
Accommodation

Area	Sq ft	Sq m
Sales area	934	87
stores	98	9

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyance before agreeing or signing a business tenancy agreement.

The Code is available via RICS website www.rics.org

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