



65-69 South Street, Eastbourne East Sussex BN21 4LR

Substantial prime retail unit in the centre of Eastbourne. TO LET





## Key Features

- Substantial sized retail unit in the centre of Eastbourne
- Extensive retail frontage
- Within a 5 minute walk of Eastbourne Station
- Excellent local amenities
- Some parking to the rear
- Rent £75,000 per annum

## Location

The property is situated on the corner of South Street close to its junction with Seaside Road and the A259, approximately 5 minute walk to Eastbourne train station.

South Street is a popular commercial and residential location with a variety of shops, restaurants and other facilities. Nearby occupiers include Essential Beauty Salon and Spa, City Gym Express, Tesco, Aldi and Ladbrokes.

## Accommodation

The property comprises a single storey retail unit. There is access directly from the ground floor (kitchen/dining area) to the rear.

The property has been used for the display and storage of furniture and effects.

We have measured the existing accommodation to have the following approximate net internal floor areas:

Ground Floor	448.26 sq m	(5,255 sq ft)
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### ■ Planning

The property has the benefit of A1 user class, Such use is classified under the Use Classes Order 1987 (as amended).

*Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues*

### ■ Terms

The unit will be available by way of a new effective full repairing and insuring lease for a term to be agreed £75,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

*NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).*

### ■ EPC

To be assessed.

### ■ Business Rates

Rateable value (2017 list):	£46,000
UBR for year ending 31.03.18:	47.9p in the £
Rates payable 2017/2016:	£22,034

*We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.*

### ■ Legal Fees

Each party to bear their own legal costs incurred.

### ■ VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

### ■ Viewings and Further Information

Strictly by appointment through the sole agents Flude Commercial:

Please contact:

**Will Thomas**

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Telephone: **01273 727070**

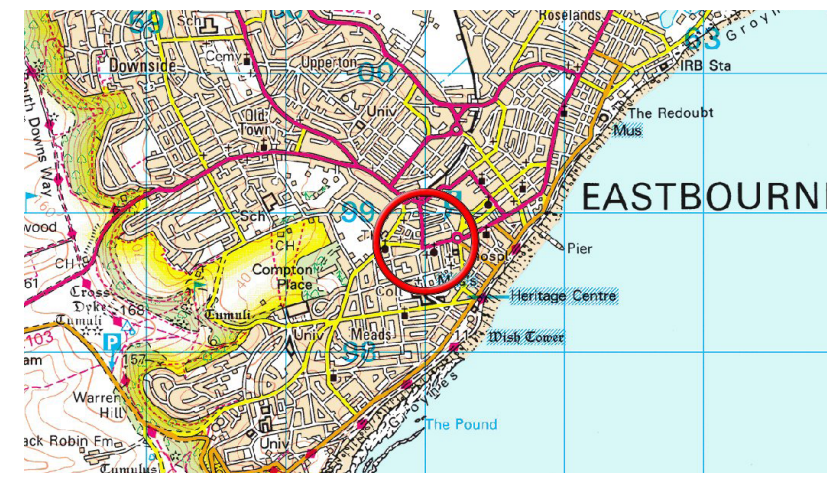
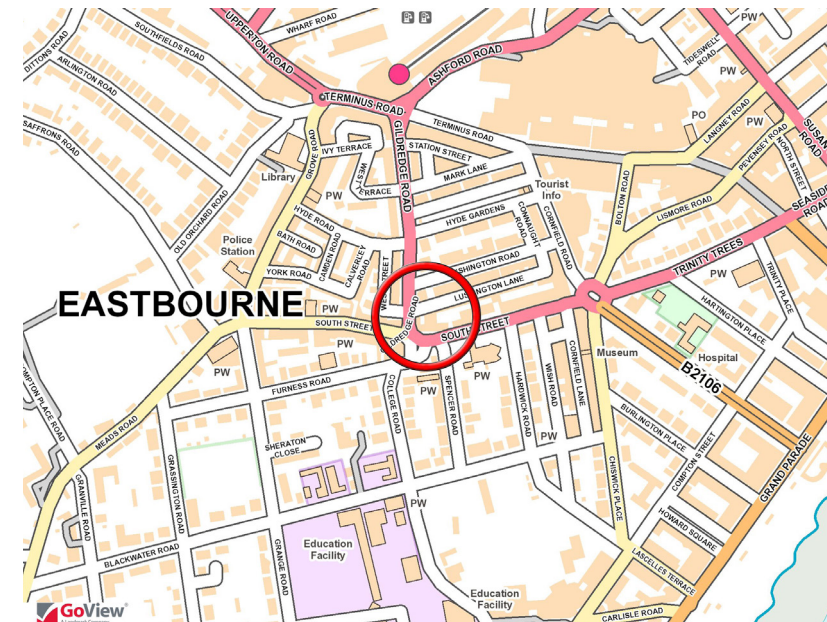
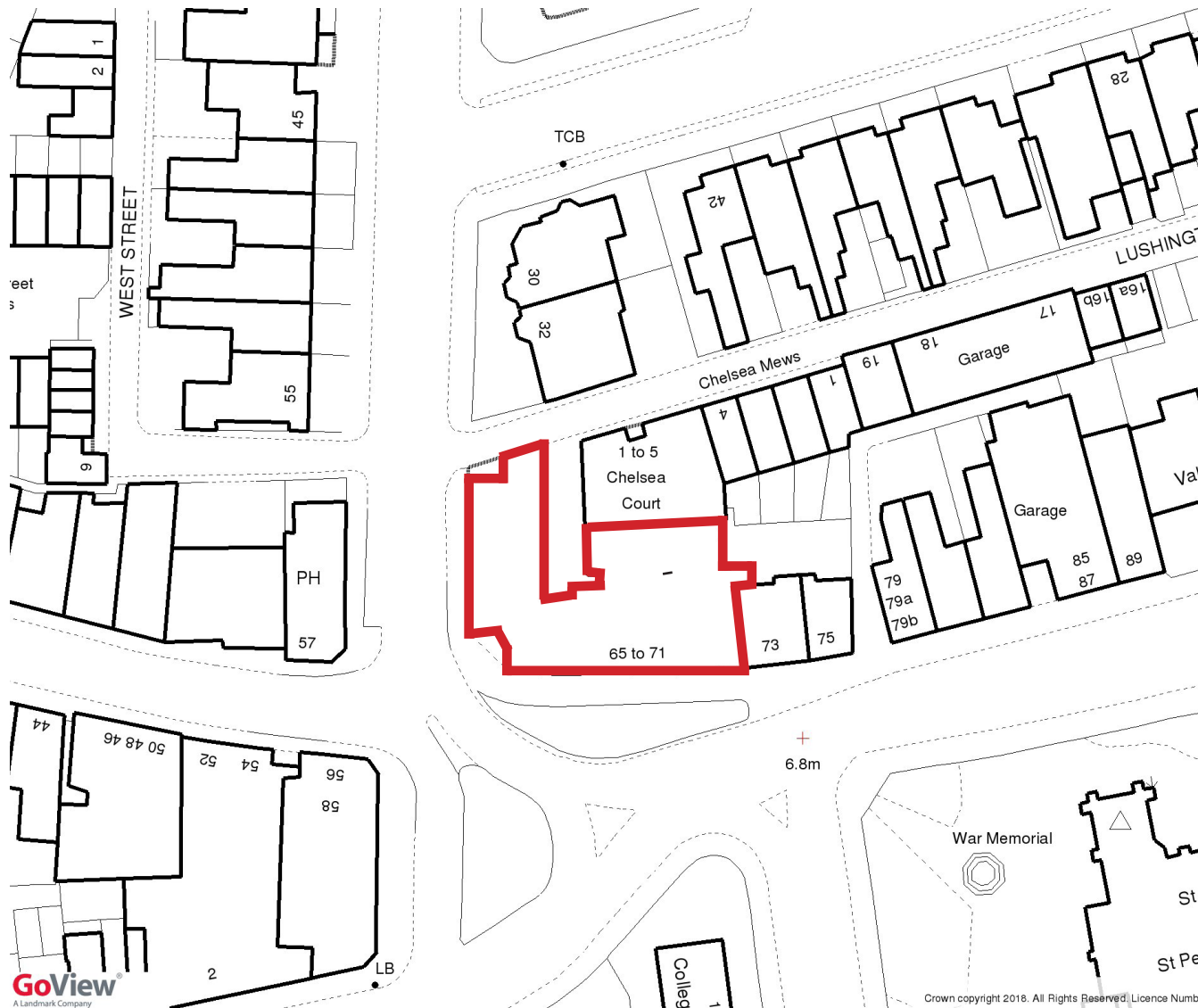


*Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.*





Location Maps



Boundaries shown are for identification purposes only