



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

Prime retail unit in the centre of Eastbourne. TO LET





Key Features

- Newly formed retail unit
- Popular South Street location
- Within a 5 minute walk of Eastbourne Station
- Landlord incentive towards installation of sky lights at rear
- Excellent local amenities
- Rent £35,000 per annum

Location

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

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

Ground Floor	287.44 sq m	(3,094 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 £35,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

The landlord is prepared to offer an initial £5,000 rent free incentive to allow installation of the rear sky light to the rear of the unit.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.lettingbusinesspremises.co.uk.

■ EPC

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■ Business Rates

Rateable value (2017 list):	TBC
UBR for year ending 31.03.19:	49.3p in the £
Rates payable 2018/2019:	TBC

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

Email: w.thomas@flude.com

Telephone: **01273 727070**

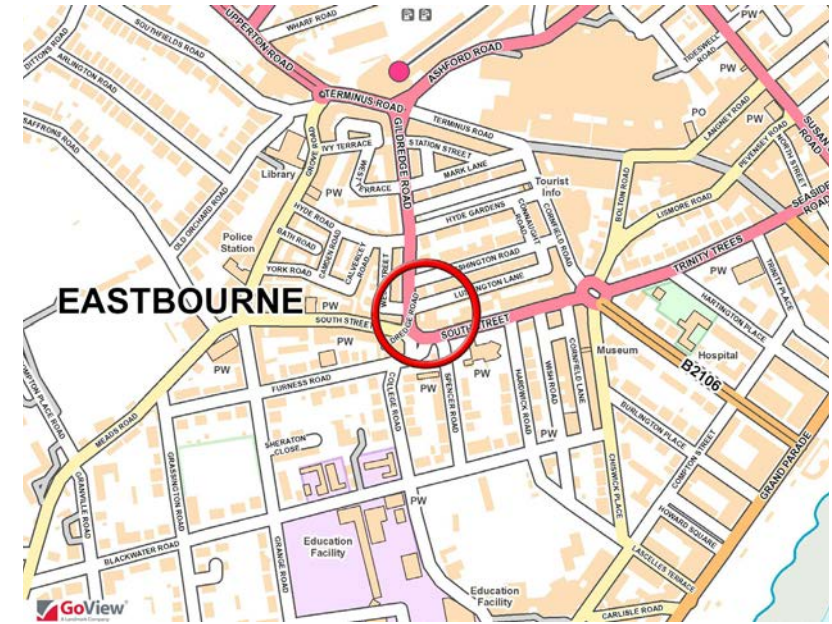
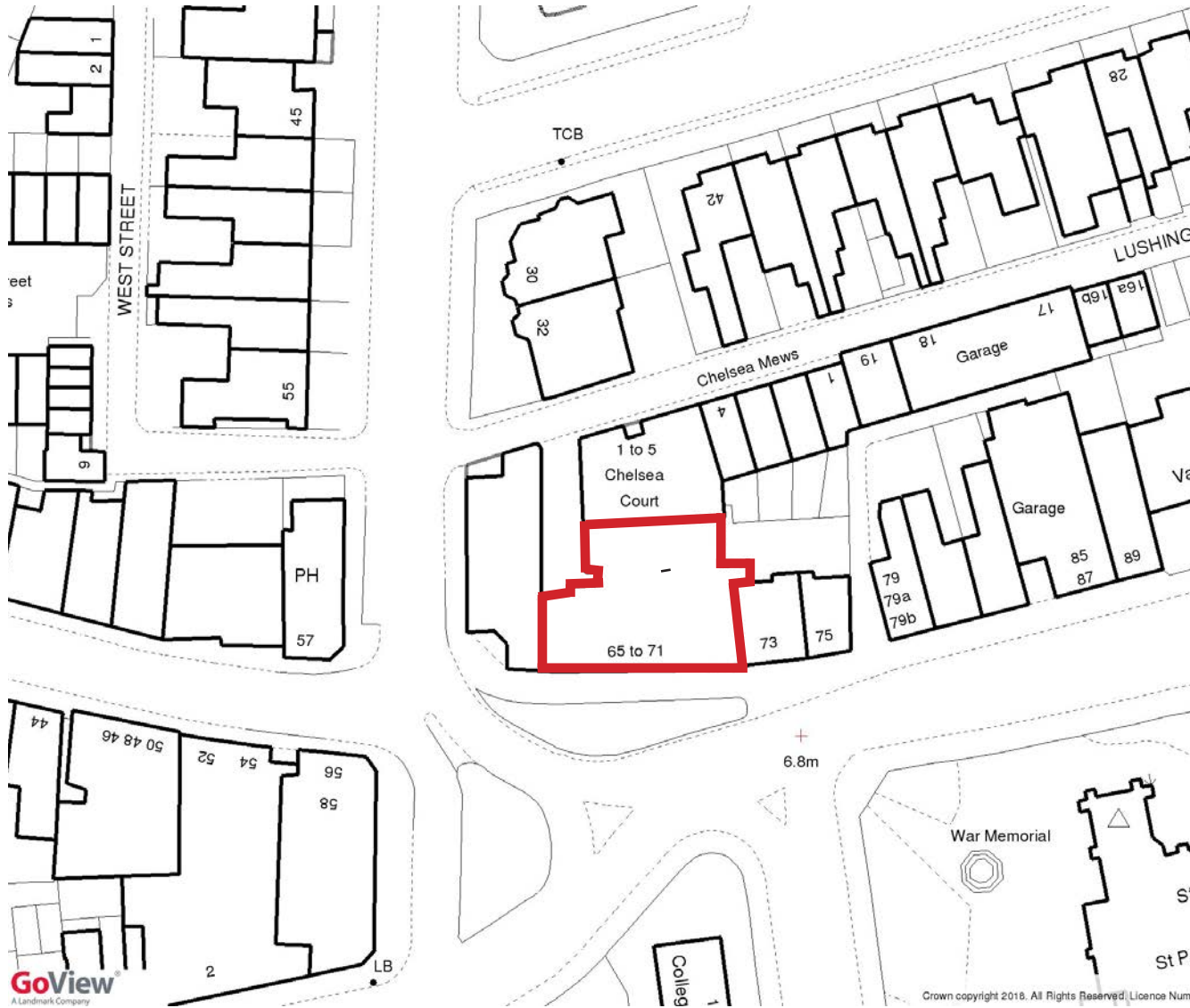


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Location Maps



Boundaries shown are for identification purposes only