

TO LET - THE BEACON CENTRE



EASTBOURNE, Unit 15

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 centrally in the main mall and neighboured by Hotter Shoes and the Fragrance shop.

Accommodation

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

Ground	706 sq ft	65.6 sq m
First	486 sq ft	45.2 sq m
Total	1,192 sq ft	110.8 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

£80,000 per annum

Rates

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

Rateable Value:	£68,500
Rates Payable:	£36,643.50

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

