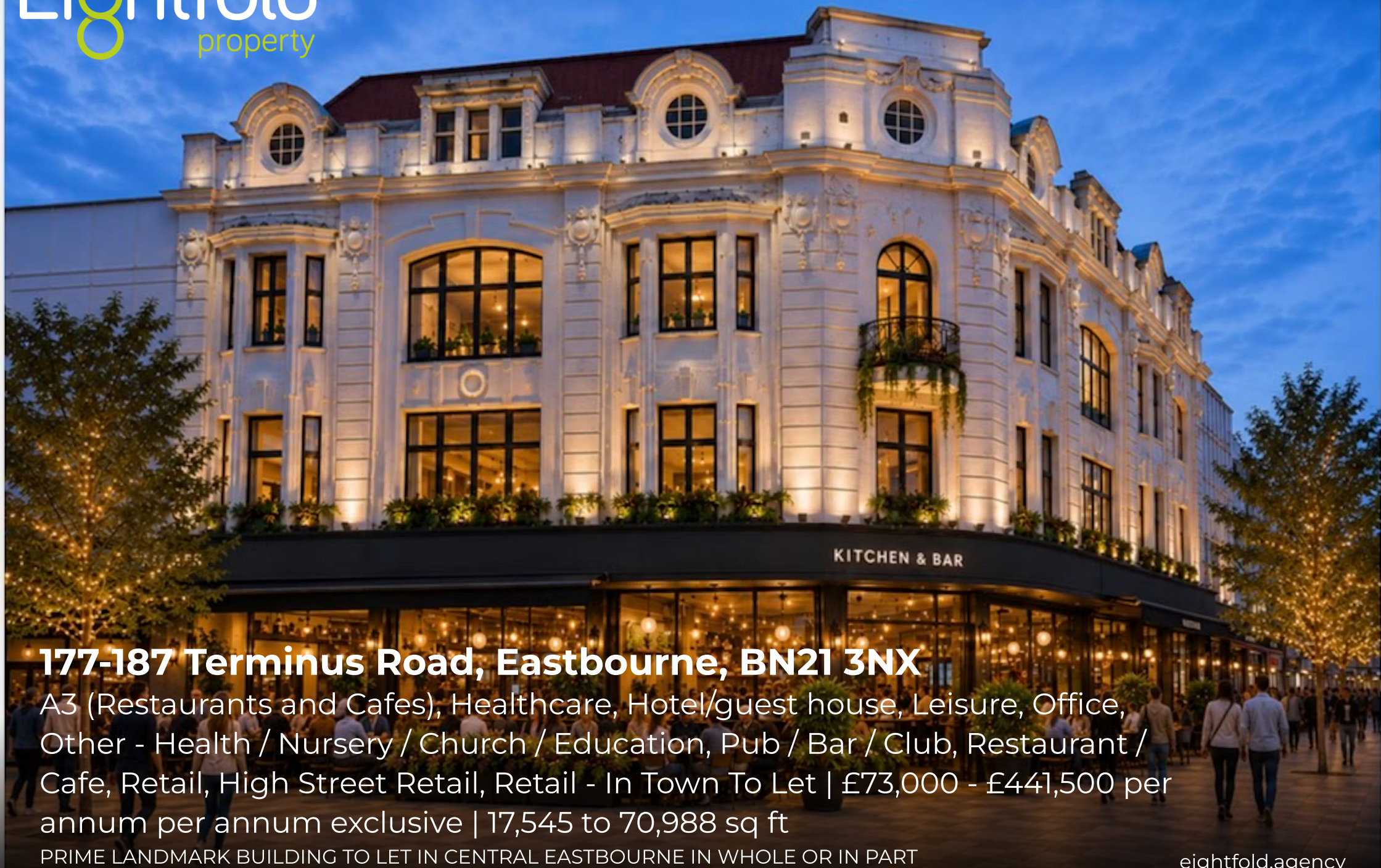
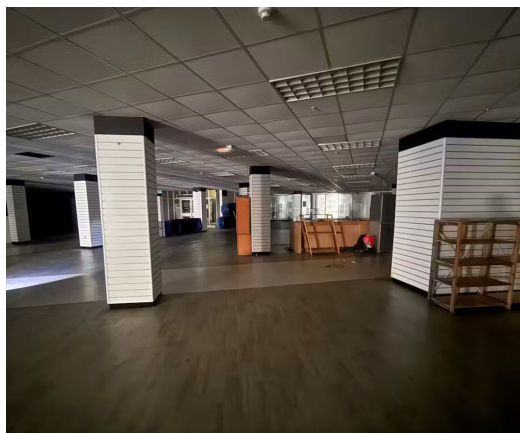
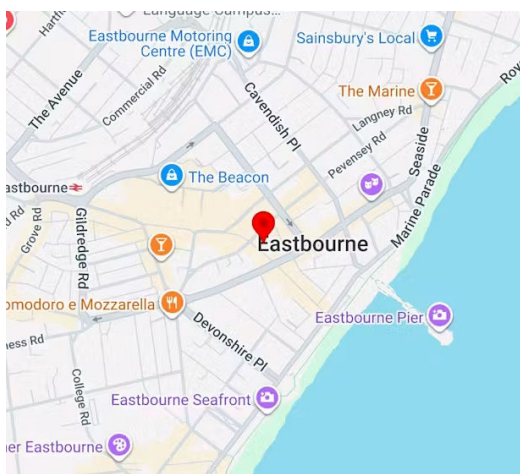




177-187 Terminus Road, Eastbourne, BN21 3NX

A3 (Restaurants and Cafes), Healthcare, Hotel/guest house, Leisure, Office,
Other - Health / Nursery / Church / Education, Pub / Bar / Club, Restaurant /
Cafe, Retail, High Street Retail, Retail - In Town To Let | £73,000 - £441,500 per
annum per annum exclusive | 17,545 to 70,988 sq ft

PRIME LANDMARK BUILDING TO LET IN CENTRAL EASTBOURNE IN WHOLE OR IN PART



Description

An imposing corner building arranged over 5 levels that has operated as a department store since its inception. Built in 1925 for Dale & Kerley a local drapery business that subsequently expanded into a full department store that was later operated by House of Fraser & more recently TJ Hughes. The property has expansive predominately open plan spaces on all floors throughout the building & could be (subject to planning) suitable for a variety of uses including retail, gym, hotel, offices, leisure or education. Features include a dome in the roof on the 2nd floor.

Location

Situated on Terminus Road, one of Eastbourne's principal commercial thoroughfares, the property benefits from exceptional visibility and footfall. The location forms a key link between the railway station, the Beacon Shopping Centre, and the seafront ensuring constant foot traffic. National retailers, cafés, restaurants, leisure operators and independent businesses, which include Bill's & Marks & Spencer creating a vibrant and diverse trading environment. Eastbourne continues to grow as a major South Coast destination, supported by ongoing investment in culture, tourism, public realm and infrastructure. Excellent transport connections, strong year-round demographics and proximity to the town's busiest pedestrian routes make this an ideal position for operators seeking prominence, accessibility and sustained customer engagement.

Accommodation

Name	sq ft	sq m	Rent	Availability
Basement	18,299	1,700.03	£73,000 /annum	Available
Ground	17,599	1,635	£158,500 /annum	Available
1st	17,545	1,629.98	£105,000 /annum	Available
2nd	17,545	1,629.98	£105,000 /annum	Available
Total	70,988	6,594.99		

Terms

Available by way of a new effective full repairing & insuring lease for a term to be agreed with 5 yearly rent reviews where required. The building is available as a whole or alternatively our client will split on a floor by floor basis. If split measurements will be re-confirmed. Subject to status the landlord will require a rent deposit of between 3 & 6 months rent.

Disclaimer

Please note that some images are AI/ computer generated & floor areas have been provided by a 3rd party. interested parties should satisfy themselves in respect of the units size as required.

Summary

- Rent: £73,000 - £441,500 per annum per annum exclusive
- Business rates: £75,840 per annum 2026 Valuation. This figure will vary if split
- Service charge: A service charge will be payable based on a fair proportion of costs to the building.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (37)
- Lease: New Lease
- Terms: 5 years

Contact & Viewings



Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency



Mr Jack Bree (Joint Agent)
01323 302333
jack@breeprenton.co.uk

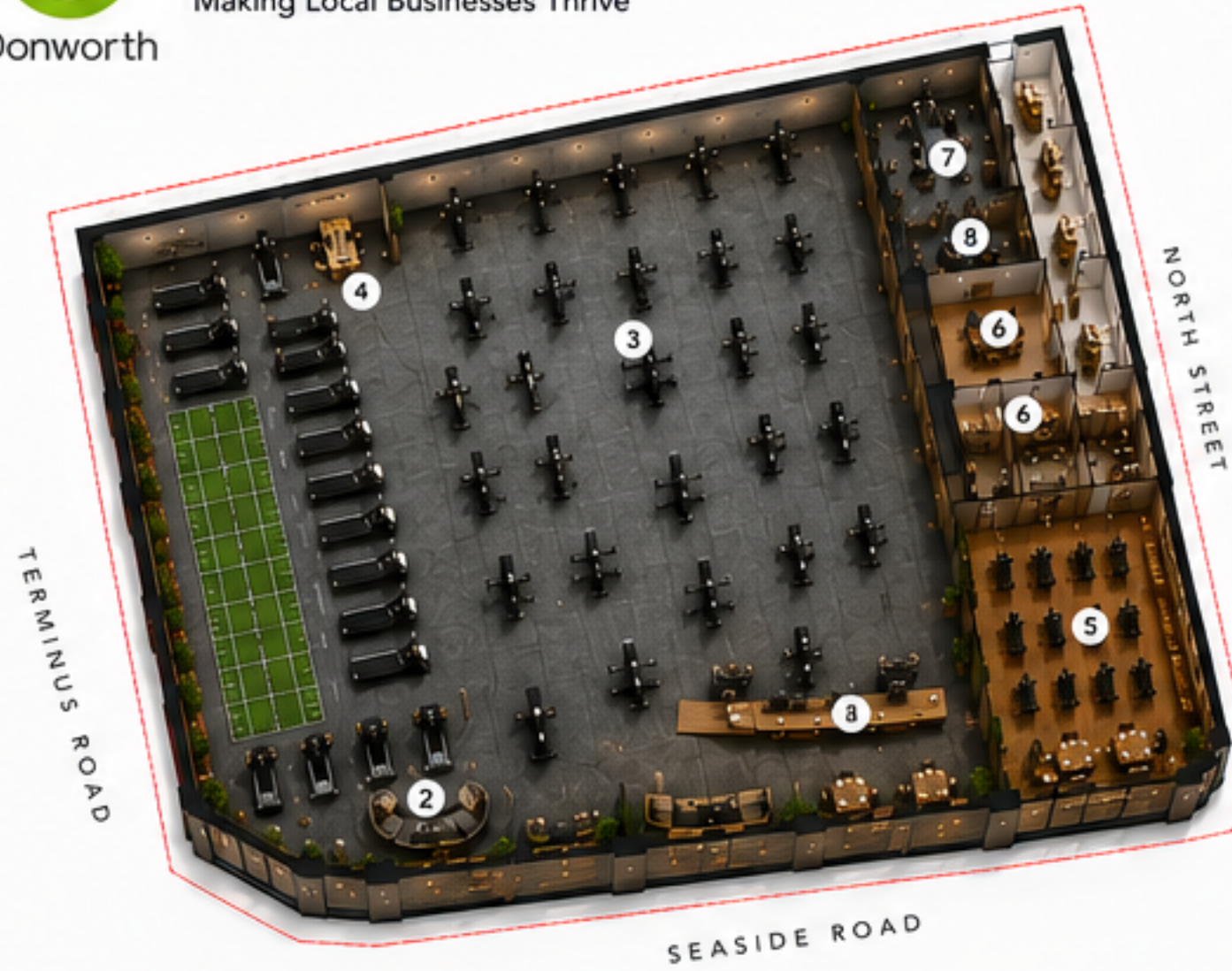


Anton Bree (Joint Agent)
anton@breeprenton.co.uk



Richard Pyne (SHW)
01273 876213
rpyne@shw.co.uk

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5



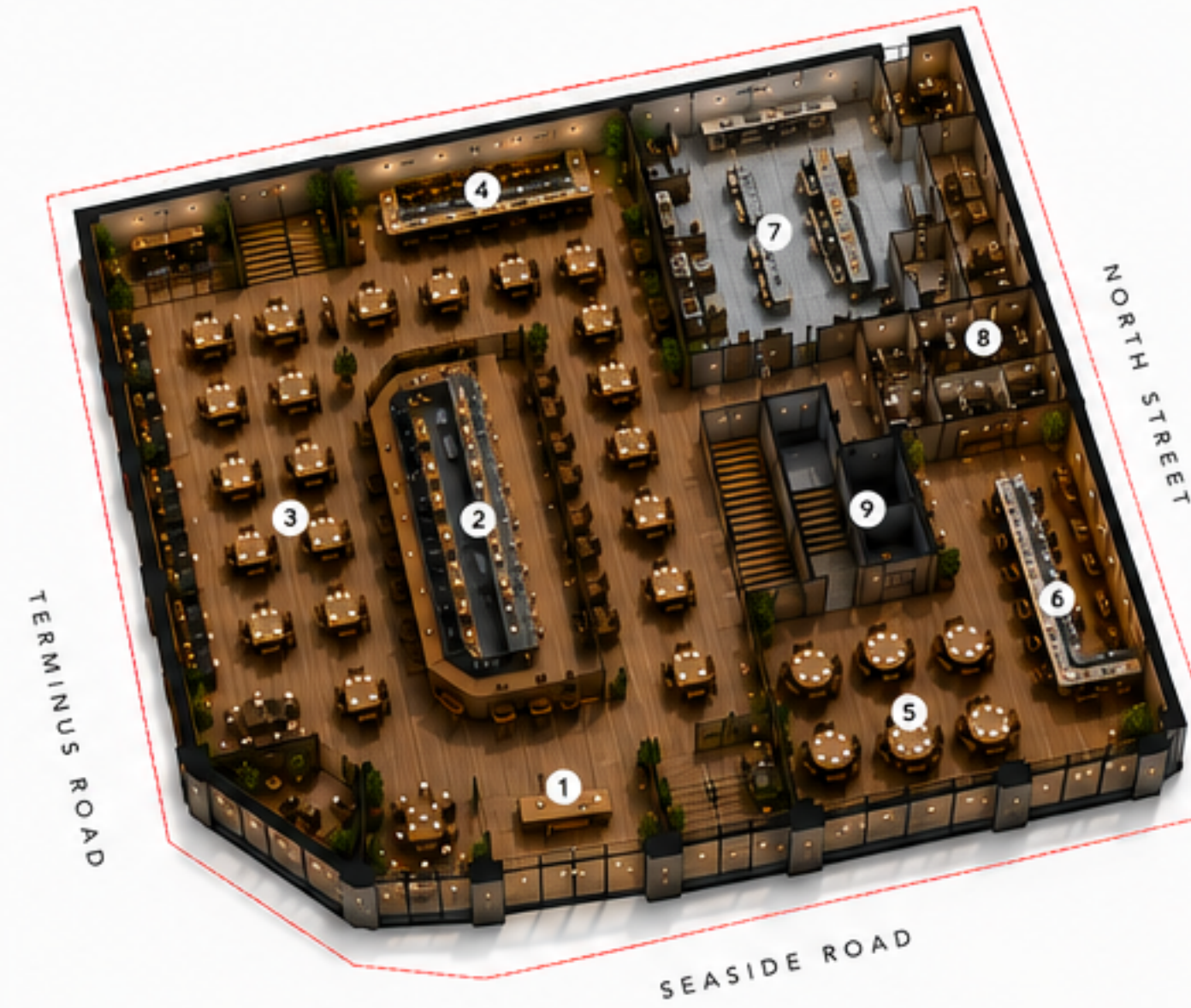
BASEMENT – GYM

18,299 SQ FT

- 1 Reception / Lounge
- 2 Cardio Zone
- 3 Strength Zone
- 4 Functional Training
- 5 Studio
- 6 Changing Rooms
- 7 Showers / Sauna
- 8 Cycle Studio

KEY

Red Line Application
Boundary Approx
Area = 0.45 Acres / 0.18 HA



GROUND FLOOR – RESTAURANTS & BARS

17,599 SQ FT

- 1 Entrance / Reception
- 2 Bar 1
- 3 Restaurant Dining Area 1
- 4 Bar 2
- 5 Restaurant Dining Area 2
- 6 Bar 3
- 7 Kitchen
- 8 Toilets
- 9 Stair & Lift

KEY

Red Line Application
Boundary Approx
Area = 0.45 Acres / 0.18 HA



FIRST FLOOR – OFFICE

17,545 SQ FT

- 1 Reception / Lounge
- 2 Open Plan Office Area 1
- 3 Open Plan Office Area 2
- 4 Meeting Room
- 5 Open Plan Office Area 3
- 6 Changing Rooms
- 7 Toilets
- 8 Stair & Lift

KEY

Red Line Application
Boundary Approx
Area = 0.45 Acres / 0.18 HA



SECOND FLOOR – DANCE STUDIO / YOGA

17,545 SQ FT

- 1 Reception / Lounge
- 2 Dance Studio 1
- 3 Dance Studio 2
- 4 Yoga Studio 1
- 5 Yoga Studio 2
- 6 Changing Rooms
- 7 Toilets
- 8 Stair & Lift

KEY

Red Line Application
Boundary Approx
Area = 0.45 Acres / 0.18 HA

Energy performance certificate (EPC)

177-187 Terminus Road
EASTBOURNE
BN21 3NX

Energy rating

B

Valid until:

10 December 2033

Certificate number:

3174-6235-1499-3010-9130

Property type

Retail/Financial and Professional Services

Total floor area

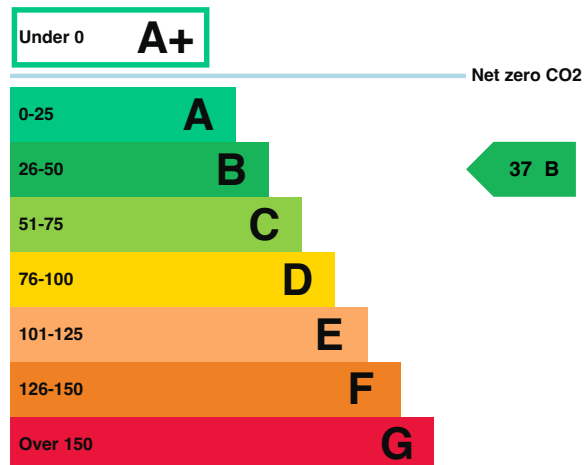
6,865 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

17 A

If typical of the existing stock

66 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	10.78
Primary energy use (kWh/m ² per year)	107

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1970-1309-7936-6517-6948\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Aaron Lewis
Telephone	02084587444
Email	aaron@staygreen50.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID203098
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Cec Energy Ltd
Employer address	62, Woodville Road, London, NW11 9TN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 December 2023
Date of certificate	11 December 2023

