



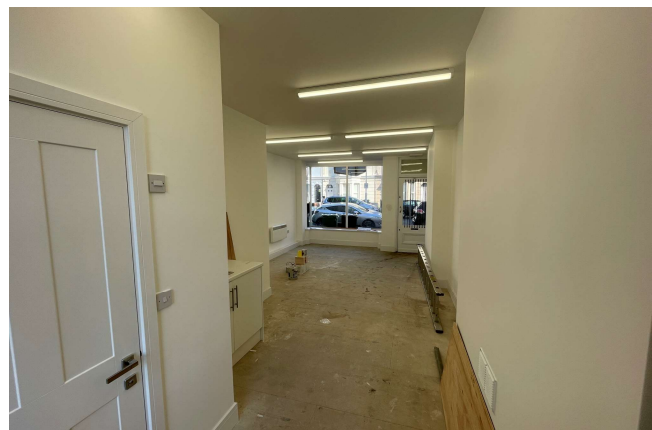
RETAIL / OFFICE

311 Sq Ft
(28 Sq M)

Rent £6,000 Per Annum

Refurbished Lock Up Shop / Office in Secondary Shopping Parade

- + Situated in Secondary Shopping Parade Within Walking Distance of Eastbourne Town Centre
- + Fully Refurbished Throughout to Include New Ceiling, Lighting, Redecoration, Electric Heating, Kitchen & WC
- + Suit Variety of Commercial Uses (stpc)
- + Ready For Immediate Occupation
- + Low Overheads
- + Viewing Recommended



Location

Eastbourne is a popular seaside resort on the southcoast of England. Situated approx 19 miles east of the city of Brighton and 54 miles south of London, Eastbourne is famed for its pier and promenade and has a population in excess of 100,000. The town has superb road (A259 & A27) and rail connections. Pevensey Road is a neighbourhood shopping parade situated just a short walk away from the Town Centre. The road is home to a number of independent retailers and office occupiers.

Description

The property comprises of a mid terrace ground floor lock up shop which has recently been fully refurbished to include electric heating, LED lighting, double glazed rear windows, kitchenette and WC. Externally the shop front door has a security roller shutter. The property would suit retail or office although other commercial uses may be considered subject to any planning consents and Landlords approval. The property is available for immediate occupation.

Accommodation

Floor / Name	SQ FT	SQM
Retail / Office Area	311	28
WC	N/A	N/A
Kitchenette	N/A	N/A
Total	311	28

Terms

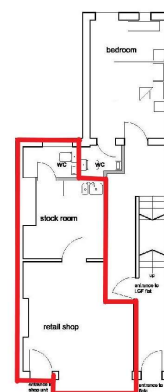
The premises are to be held on a new effective full repairing and insuring lease for a term to be negotiated and agreed.

Business Rates

According to the Valuation Office Agency (VOA) website the premises have a Rateable Value of £2,900. It is therefore felt that the property could qualify for 100% rates relief. Interested parties are asked to contact the local authority to confirm.

Summary

- + **Rent** - £6,000 Per Annum exclusive
- + **VAT** – Not to be charged on the quoting terms
- + **Legal Costs** – Each party to pay their own legal costs incurred in this transaction
- + **EPC** – C58



Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309
sarah@justiceandco.co.uk

www.justiceandco.co.uk