



Ground Floor, 177-187 Terminus Road, Eastbourne, BN21 3NX

LANDMARK BUILDING AVAILABLE IN CENTRAL EASTBOURNE - TO LET

- Rent: £11,000 - £167,500 pax
- Available as one large space or separate units
- Prominent location

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Summary

Available Size	2,139 to 12,989 sq ft
Rent	£11,000 - £167,500 per annum exclusive of rates, bills, VAT and all other outgoings.
Business Rates	TBA following split
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (37)

Description

Large, prominent space arranged over ground floor. The property has operated as a department store since built in 1925 for Dale and Kerley, subsequently operated by House of Fraser and more recently TG Hughes. The building benefits from large open plan space that can be split as per the plan and is suited for a variety of uses (subject to any relevant consents/ permissions where relevant) including retail, office, leisure, education, gym etc. The landlord is open to splitting the ground floor space to provide multiple retail units or as one large space.

Location

Situated on the corner of Terminus Road and Seaside Road in Eastbourne, this imposing building is a 3-minute walk south of the Beacon Centre, a 5-minute walk west of Eastbourne Pier and the Seafront and a 10-minute walk east from Eastbourne Railway Station, providing services eastwards to Hastings and Ashford, West to Brighton and North to London. Nearby occupiers include Paddy Power, Qualisea Fish & Chips, Marks & Spencer, in addition to an array of other local and national retailers and eateries.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Ground - Northwest Unit	3,918.06	364	£52,000 /annum
Ground - Southwest Unit	3,552.09	330	£65,000 /annum
Ground - Southeast Unit	3,379.87	314	£39,500 /annum
Ground - Northeast Unit	2,142.02	199	£11,000 /annum
Total	12,992.04	1,207	

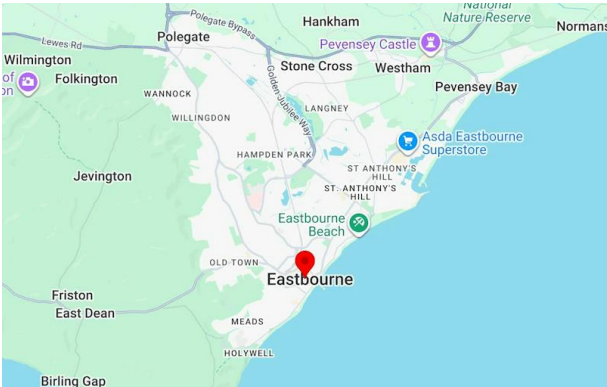
Terms

Available to let by way of a new effective full repairing & insuring lease with rent reviews if/ where relevant. The space is available whole or split to provide smaller spaces. Subject to status, the landlord will require a rental deposit equal to 3-6 months rent.

Disclaimer

Please note: Bree Prenton prepare Sale and Letting Particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor the company will, however, be under any liability to any purchaser or tenant in respect of them. (If a property is unoccupied, the company may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold).

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