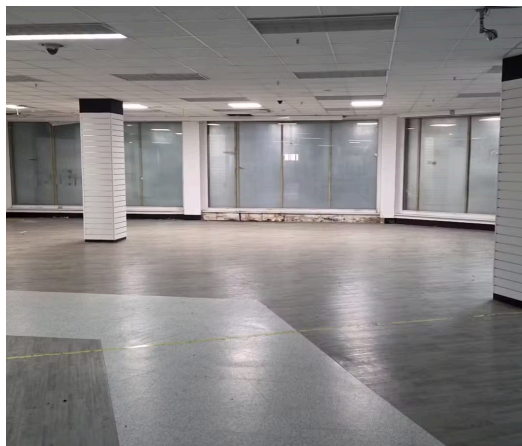
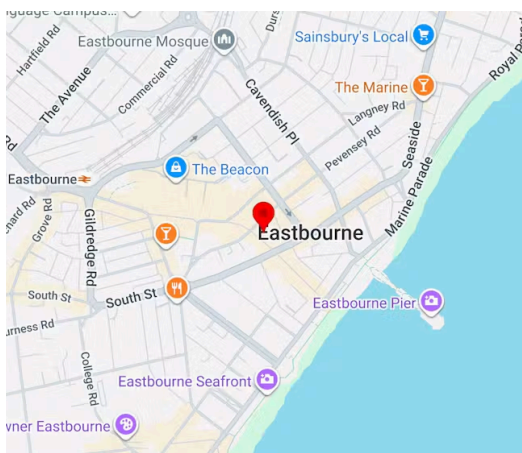


177-187 Terminus Road, Eastbourne, BN21 3NX

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 | £11,000 - £167,500 per
annum per annum exclusive of rates, service charge & all other outgoings |
2,138 to 12,987 sq ft

NEW RETAIL UNITS TO LET IN CENTRAL EASTBOURNE



Description

An imposing corner building arranged over ground floor 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. whilst our client are open to letting the building or individual floors as a whole they will also consider a split of the ground floor as per the plans & schedule below.

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
Ground - 364 Square Metre unit	3,918	363.99	£52,000 /annum
Ground - 330 Square Metre Unit	3,552	329.99	£65,000 /annum
Ground - 314 Square Metre Unit	3,379	313.92	£39,500 /annum
Ground - Rear Unit	2,138	198.63	£11,000 /annum
Total	12,987	1,206.53	

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. We are instructed to offer the space on the ground floor as 4 units as set out in these details or alternatively we can look at agreeing terms for larger spaces if required. 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

Summary

- Rent: £11,000 - £167,500 per annum per annum exclusive of rates, service charge & all other outgoings
- Business rates: To be assessed following division works.
- Service charge: A service charge will be payable based on a fair proportion of costs to the building.
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B (37)
- Lease: New Lease
- Terms: 5 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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



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



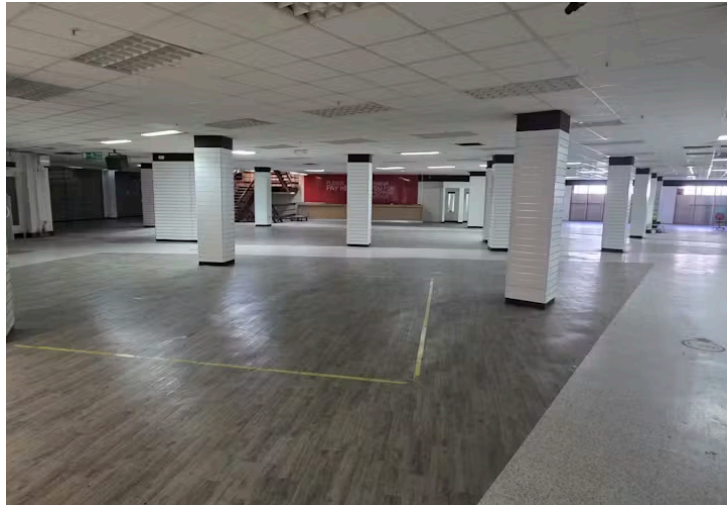
Mr Jack Bree (Joint Agent)
01323 302333
jack@breeprenton.co.uk



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



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



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

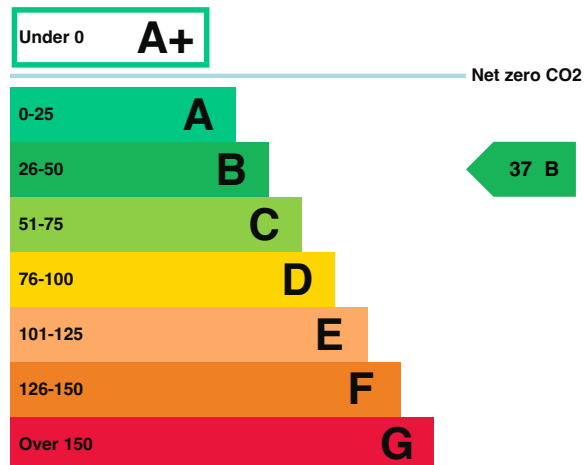
6,865 square metres

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 \(/energy-certificate/1970-1309-7936-6517-6948\)](/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

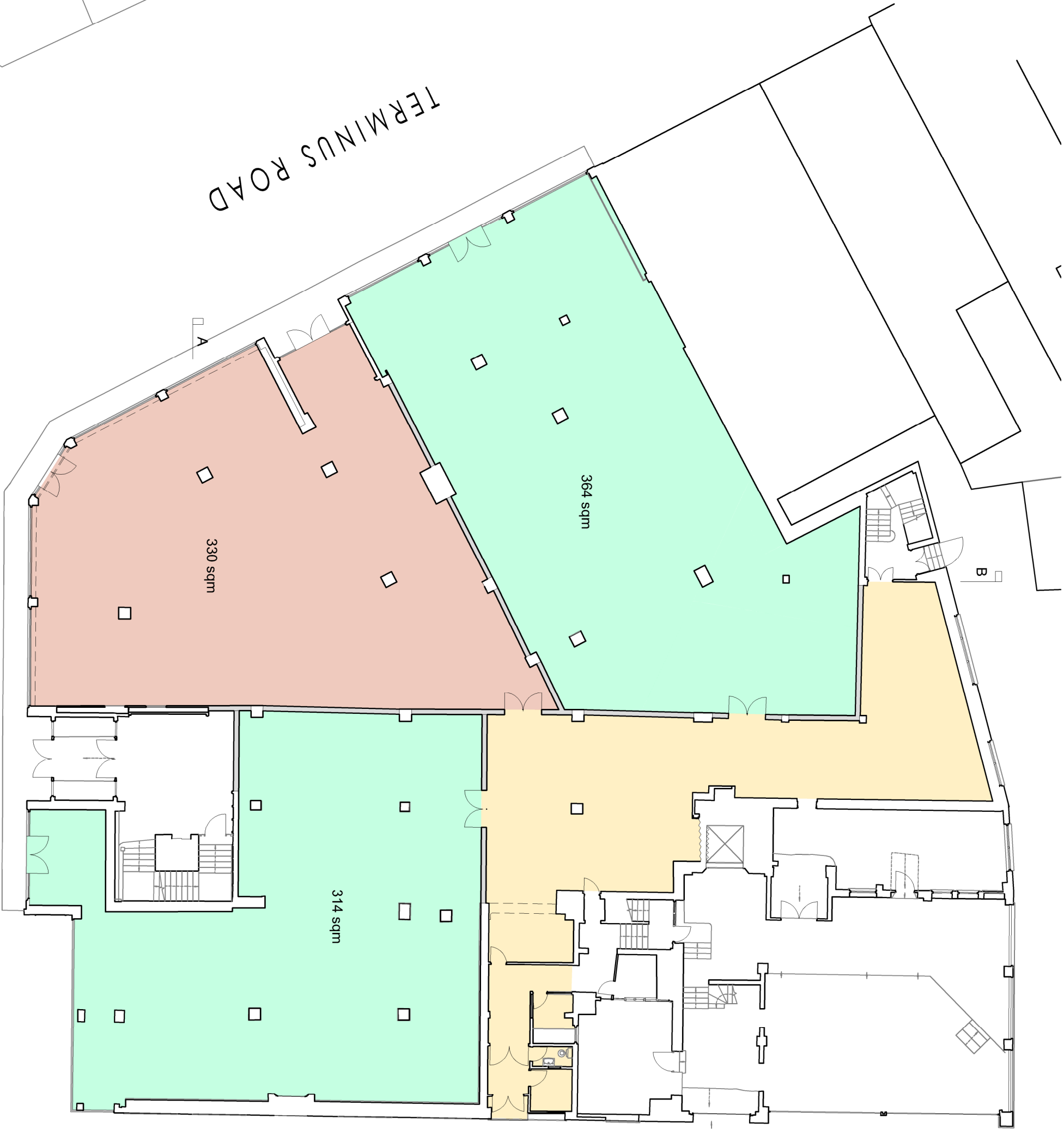
Contacting the accreditation scheme

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



TERMINUS ROAD

NORTH STREET

For information

rev.	date
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No dimensions to be scaled from this drawing. Any dimensions shown on the drawing should be checked on site.

This drawing has been produced for Planning purposes only and should not be used as a Technical or Building Regulations drawing and must not be used for Construction purposes in any way.

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client

Danworth Holdings Ltd

project

**177-187 Terminus Road
Eastbourne, East Sussex, BN21 3NX**

drawing

Proposed ground floor plan

scale 1:200@A3 date June 2026 drawn

2d St Johns Road
Hove, East Sussex
BN3 2FB

tel: 01273 203230
email: info@taarchitects.co.uk



Turner Associates
Architects and Planning Consultants

Proposed ground floor plan scale 1:200 @A3



TA 1636 / SK40

rev.

