



Unit 2-3, Myrtle Lane, Eastbourne, BN22 7FQ

COMMERCIAL UNIT AVAILABLE – TO LET/ FOR SALE

- Rent - £14,500 pax
- B2 use
- Suitable for a variety of uses
- Freehold - £170,000
- Convenient location
- Development potential

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Summary

Available Size	1,580 sq ft
Rent	£14,500 per annum exclusive of rates, bills, VAT and all other outgoings.
Price	Offers in the region of £170,000
Rates Payable	£4,536 per annum Subject to status, 100% small business rates relief is available.
Rateable Value	£10,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Commercial unit, currently trading as a mechanics with a B2 use. Suitable for a variety of uses (subject to relevant permissions where required) including industrial, office, storage, mechanics, studio, leisure etc.

The unit comprises and office space, toilet, kitchenette, workshop area and mezzanine.

Location

Situated on the northern side of Myrtle Lane, halfway between the junctions intersecting Allfrey Road and Myrtle Road. Eastbourne town centre situated to the southwest with the seafront to the east. Nearby occupiers include JR Mechanical Services, Sussex Mobile Tyres, Wren kitchens & Tesco in addition to an array of local and national occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,493	138.70
Mezzanine	87	8.08
Total	1,580	146.78

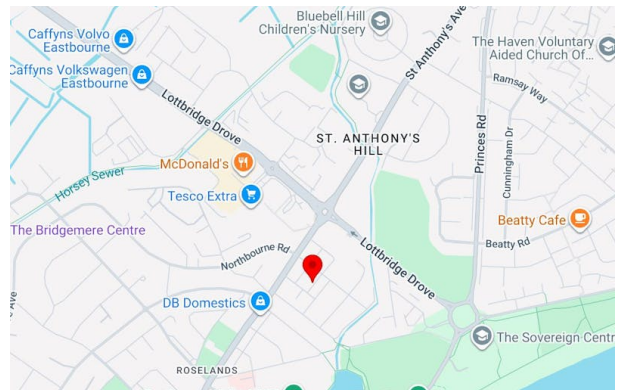
Terms

Available to let by way of a Full Repairing and Insuring lease for a term to be agreed. Subject to status, a rental deposit will be required.

Alternatively, the landlord will consider a sale of the freehold interest, inviting offers in the region of £165,000.

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.



Viewing & Further Information

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