



177-187 Terminus Road, Eastbourne, BN21 3NX

LANDMARK BUILDING AVAILABLE IN CENTRAL EASTBOURNE -
TO LET

- Rent: £73,000 - £441,500 pax
- Available as one large unit or split on a floor by floor basis
- Prominent location

Summary

Available Size	17,545 to 70,918 sq ft
Rent	£73,000 - £441,500 per annum exclusive of rates, bills, VAT and all other outgoings.
Rates Payable	£75,840 per annum TBA on a floor by floor basis if split
Rateable Value	£158,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (37)

Description

Large, prominent building arranged over 5 floors. 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 spaces across all floors and is suited for a variety of uses (subject to any relevant consents/ permissions where relevant) including retail, office, leisure, education, gym, hotel etc.

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 & Spencers, in addition to an array of other local and national retailers and eateries.

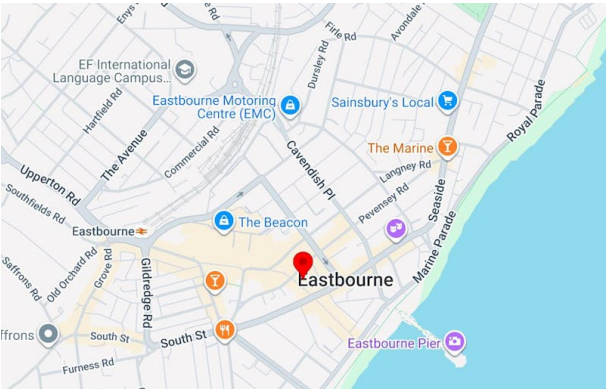
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Basement	18,229	1,693.53	£6,083.33 /month	Available
Ground	17,599	1,635	£13,208.33 /month	Available
1st	17,545	1,629.98	£8,750 /month	Available
2nd	17,545	1,629.98	£8,750 /month	Available
Total	70,918	6,588.49		

Terms

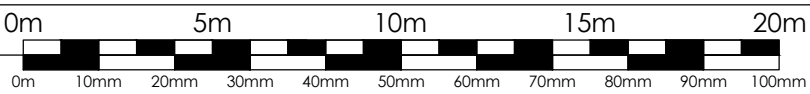
Available to let by way of a new effective full repairing & insuring lease with rent reviews if/ where relevant. The building is available whole or on a floor-by-floor basis. If split, measurements will be re-confirmed. Subject to status, the landlord will require a rental deposit equal to 3-6 months rent.



Viewing & Further Information

Jack Bree MRICS
01323 302333
jack@breeprenton.co.uk

Anton Bree FRICS
01323 302333
anton@breeprenton.co.uk



**Red Line Application
Boundary Approx
Area = 0,45 Acres / 0,18 HA**

Project Title	PROPOSED DEVELOPMENT			
	FORMER TJ HUGHES SITE TERMINUS ROAD EASTBOURNE			
Client	CAPREON			
Status	PLANNING			
Scale	1:200		Drawing Size	A2
Date	19.07.22	Drawn By	MW	Checked JW

-	-/-/-	----	--	--
Rev	Date	Description	Rev By	Chk'd By
Drawing Title		EXISTING GIA BASEMENT FLOOR PLAN		
Job-Dwg No	15968 - 152		Rev	-

- ☐ 2 St. Johns North,
Wakefield, W1 3QA
t. 01924 291800
- ☐ Carvers Warehouse, 77 Dale Street,
Manchester, M1 2HG
t. 0161 2388555
- ☐ The Old Rectory, 79 High Street,
Newport Pagnell, MK16 8AB
t. 01908 211577
- ☐ 101 London Road,
Reading, RG1 5BY
t. 0118 9507700
- ☒ 10 Gees Court, St Christophers Place,
London, W1U 1JJ
t. 0207 4091215





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		Checked	JW

Rev	Date	Description	Rev By	Chk'd By
		Drawing Title	EXISTING GIA GROUND FLOOR PLAN	
		Job-Dwg No	15968 - 153	Rev -
☐ 2 St. Johns North, Wakefield, WF1 3QA t. 01924 291800 ☐ Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2388555 ☐ The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t. 01908 211577 ☐ 101 London Road, Reading, RG1 5BY t. 0118 9507700 ☒ 10 Gees Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215 THE HARRIS PARTNERSHIP ARCHITECTS www.harrispartnership.com				

PROPOSED DEVELOPMENT: FORMER TJ HUGHES SITE, EASTBOURNE
EXISTING GIA FIRST FLOOR PLAN: SCALE 1:200 @ A2

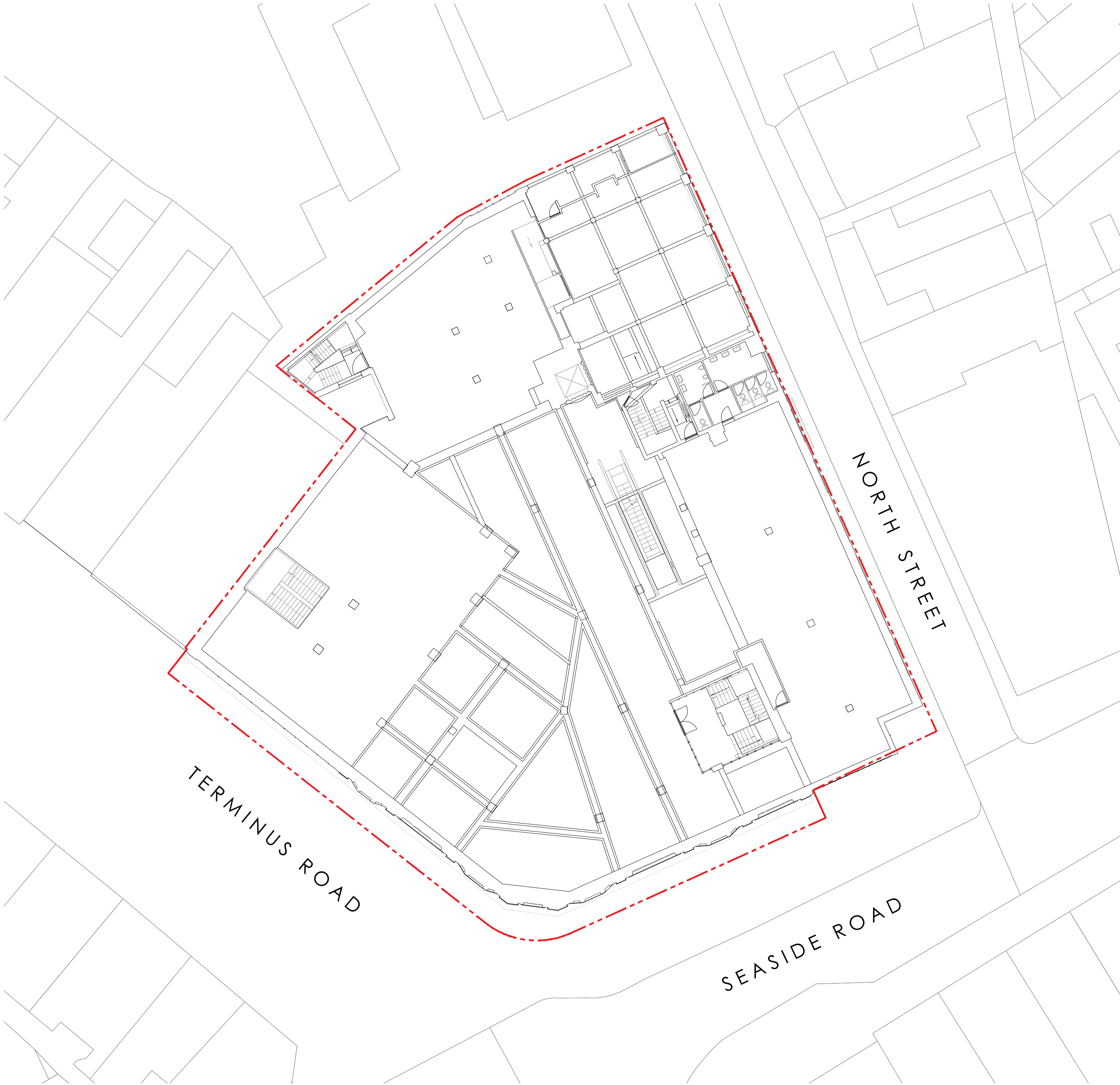
0m5m10m15m20m

0m10mm20mm30mm40mm50mm60mm70mm80mm90mm100mm

SCALE 1 : 200

SCALE 1 : 1

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Rev	Date	Description	Rev By	Chk'd By
Drawing Title		EXISTING GIA FIRST FLOOR PLAN		
Job-Dwg No		15968 - 154		Rev -

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☐ Carvers Warehouse, 77 Dale Street,
Manchester, M1 2HG
t. 0161 2388555

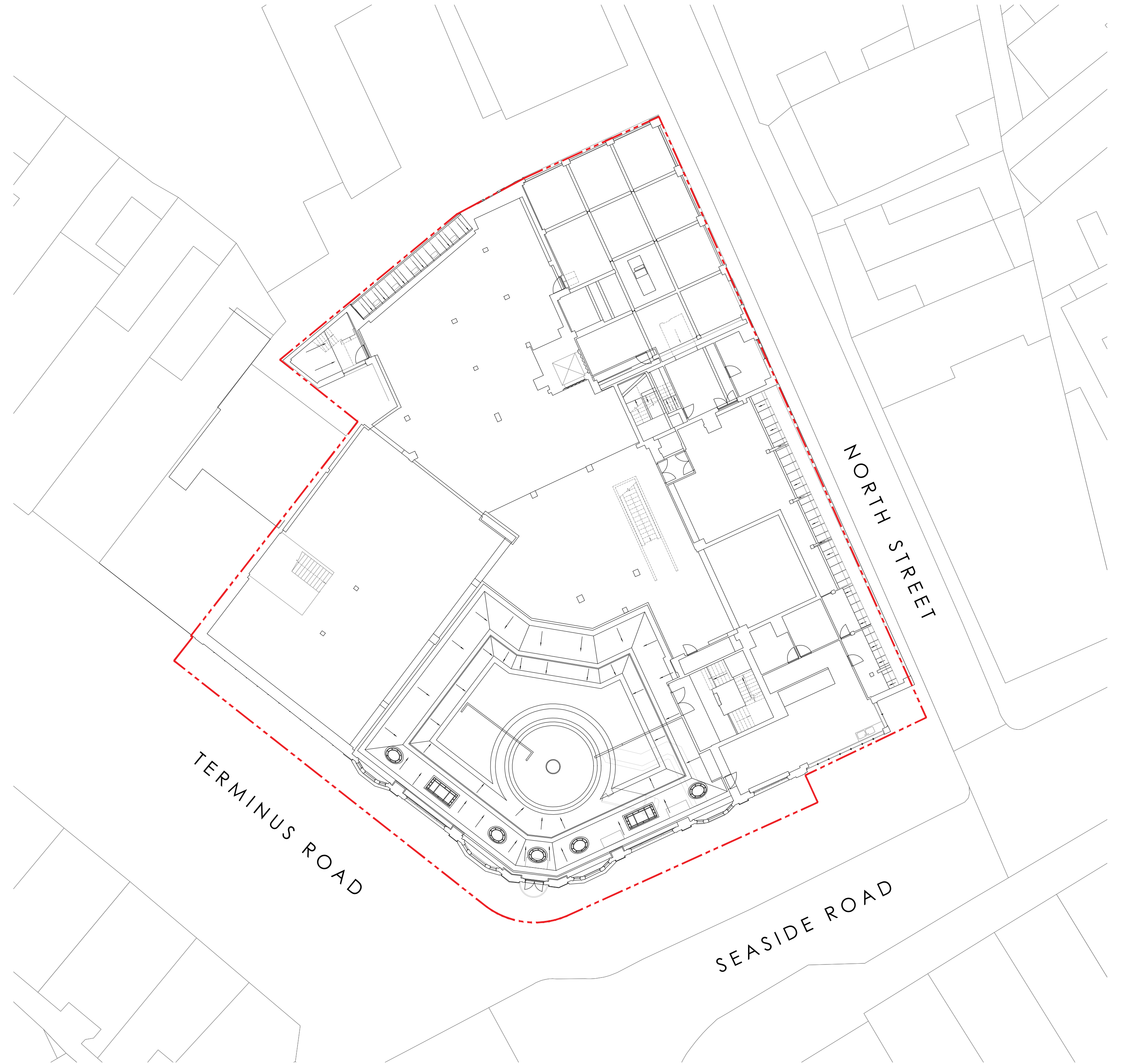
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		Job-Dwg No		
		15968 - 155	Rev	-

- ☐ 2 St. Johns North,
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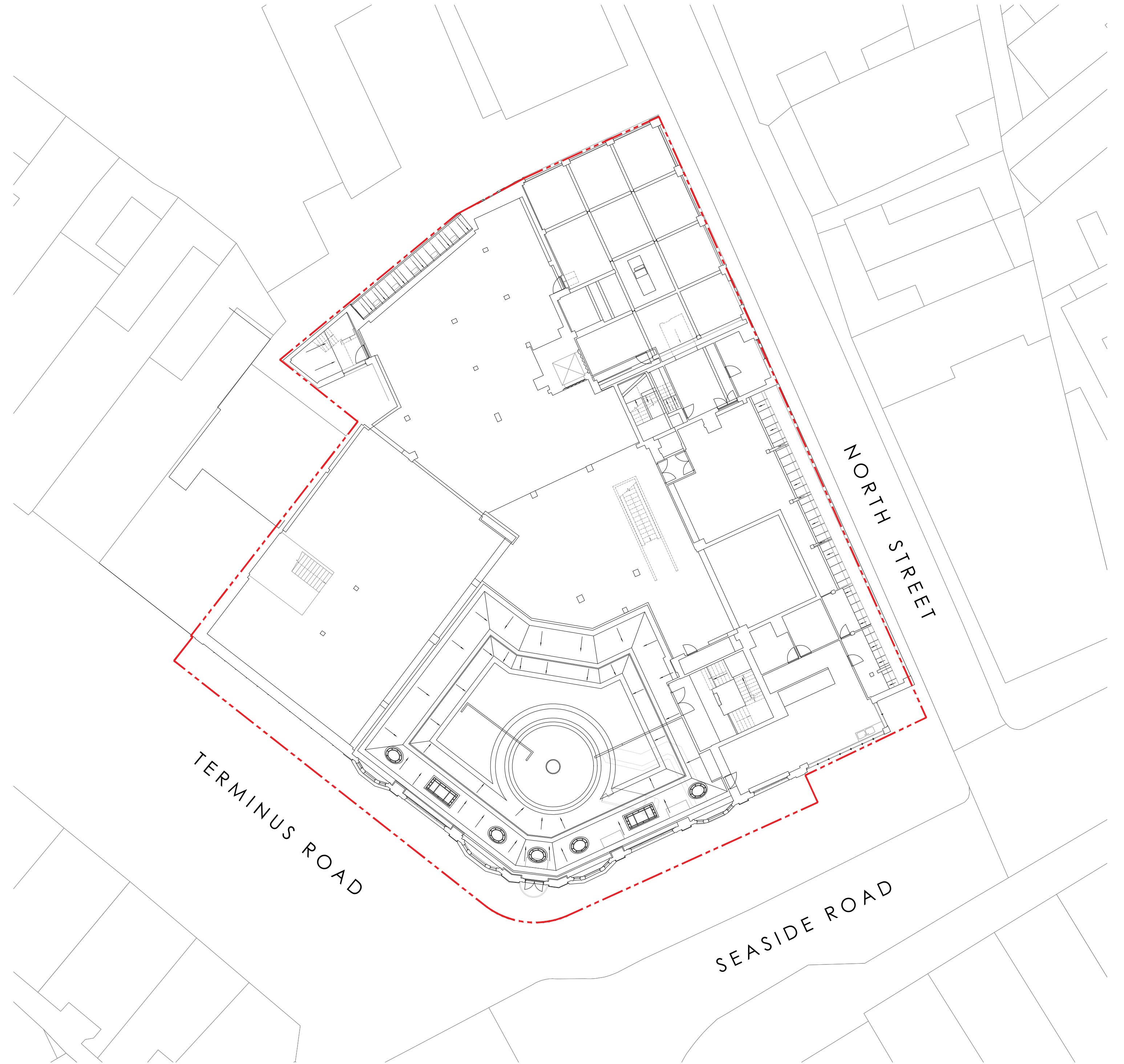
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Rev	Date	Description	Rev By	Chk'd By
		Drawing Title		
		EXISTING GIA THIRD FLOOR PLAN		
		Job-Dwg No	15968 - 156	Rev -
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