



12A Grove Road, Eastbourne, BN21 4TJ

PROMINENT RESTAURANT PREMISES - TO LET

- Rent - £24,000 pax
- Fully fitted as a restaurant
- 3-phase electrics

Summary

Available Size	1,278 sq ft
Rent	£24,000 per annum exclusive of rates, bills, VAT and all other outgoings.
Business Rates	TBA
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (93)

Description

Restaurant premises over ground floor with a large, prominent, return frontage in the heart of Eastbourne. The unit is fully fitted as a restaurant with the benefit of extraction, 3-phase electrics and CCTV. The unit is suited to a variety of uses.

Location

Situated on the corner of Grove Road and Ivy Terrace, opposite Eastbourne Library. Eastbourne Railway Station and The Beacon Shopping Centre are a short walk northeast of the subject with the seafront to the east. Nearby occupiers include Morrisons Daily, Sussex Police, British Red Cross Chairty Shop in addition to an array of other national and local occupiers.

Accommodation

The accommodation comprises the following areas:

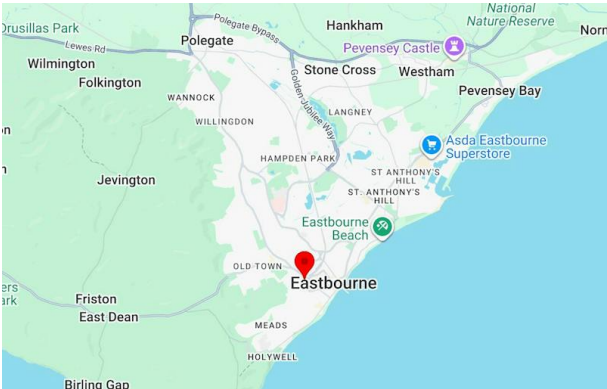
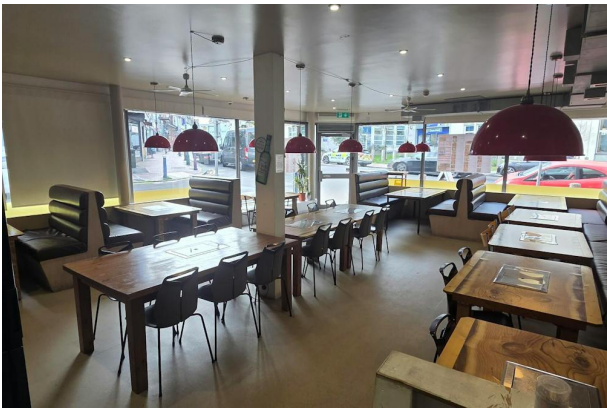
Name	sq ft	sq m
Ground	1,278	118.73
Total	1,278	118.73

Terms

Available by way of a new effective, full repairing and insuring lease for a minimum 3-year term. Subject to status, a rental deposit will be required.

AML.

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties.



Viewing & Further Information

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