



EASTBOURNE

131 TERMINUS ROAD

\*STAFF UNAWARE\*

**LOCATION**

The property sits in a highly prominent and busy location close to the entrance to The Beacon, the main covered shopping centre in Eastbourne. Other occupiers in the immediate vicinity include Marks and Spencer, Primark, Caffè Nero, H Samuel and Body Shop.

**ACCOMMODATION**

The property is arranged over ground floor plus first floor ancillary accommodation comprising the following approximate floor areas and dimensions:-

Net Frontage	24 ft 9 ins	7.54 m
Internal Width (Max)	23 ft 11 ins	7.28 m
Shop Depth	81 ft 6 ins	24.85 m
Ground Floor Sales *	1,943 sq ft	180.51 sq m
First Floor (Ancillary)	533 sq ft	49.5 sq m

\*Part of this has been partitioned for storage but could be extended back into sales space.

**TERMS**

The premises are available by way of a new lease for a minimum term of five years.

**RENTAL**

£65,000 per annum exclusive

**SERVICE CHARGE**

Ad hoc.

**BUSINESS RATES**

Rateable Value 2020	£74,000
Rates Payable 2021/2022	£37,888

Up to 100% relief may be applicable to certain commercial properties, interested parties are advised to check with the local rating authority.

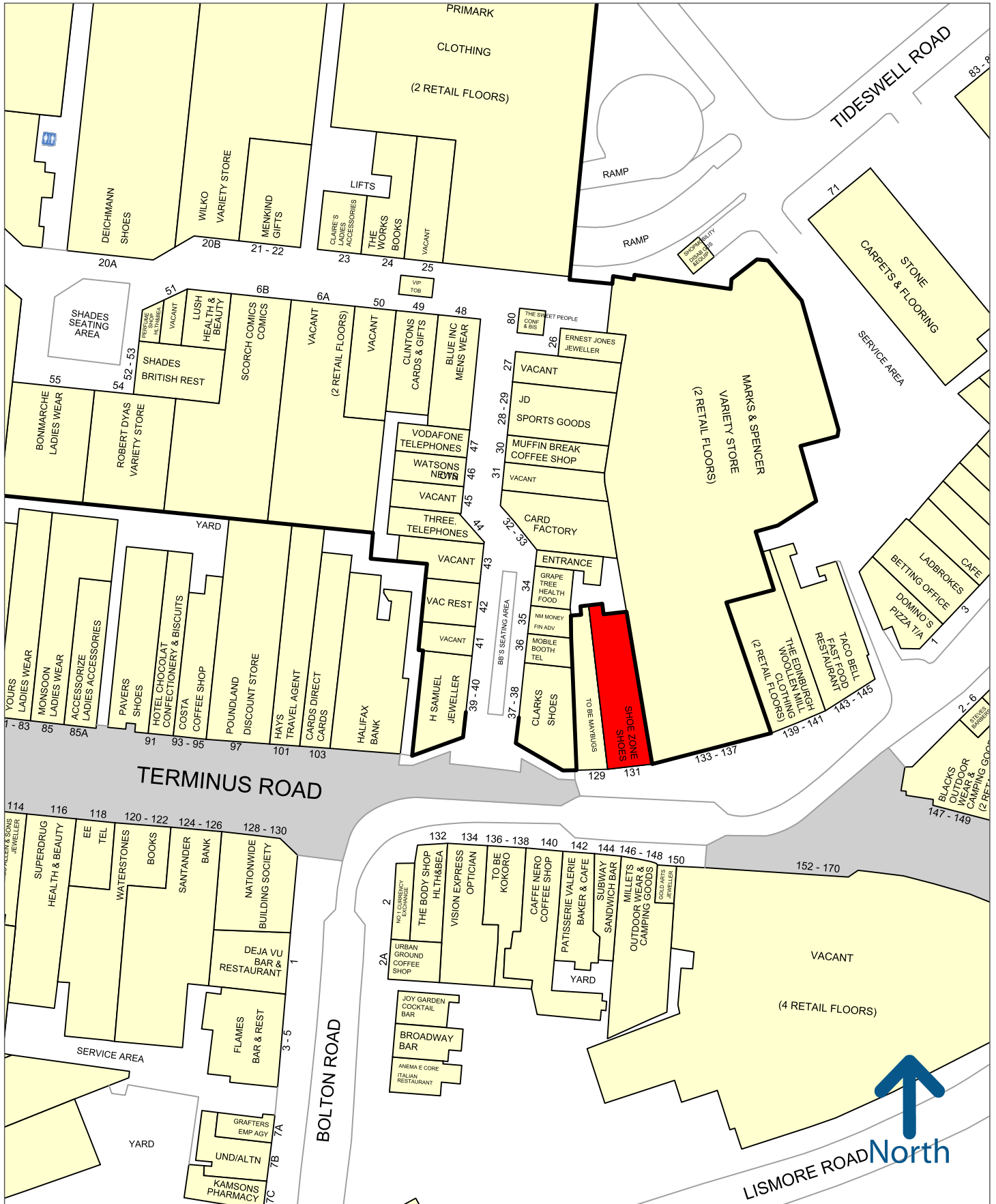
**EPC**

The property has an EPC Rating of D-82.

**FURTHER INFORMATION**

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50 metres

Experian Goad Plan Created: 06/07/2021  
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