



**EASTBOURNE**

**129 TERMINUS ROAD**

**\*Reduced Rent\***

**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 and Marks & Spencer, adjacent to Clarks and Shoe Zone. Other occupiers in the immediate vicinity include Primark, Caffè Nero, H Samuel and Body Shop.

**ACCOMMODATION**

The property is arranged over Ground and First Floor Sales plus ancillary accommodation comprising the following approximate floor areas and dimensions:

<b>Net Frontage</b>	18 ft 9 ins	5.72 m
<b>Internal Width</b>	17 ft 4 ins	5.3 m
<b>Shop Depth</b>	69 ft 11 ins	21.0 m
<b>Ground Floor Sales</b>	1,309 sq ft	121.6 sq m
<b>First Floor Sales</b>	1,682 sq ft	156.3 sq m
<b>First Floor (Ancillary)</b>	773 sq ft	71.8 sq m
<b>Second Floor (Ancillary)</b>	1,470 sq ft	136.6 sq m
<b>Basement:</b>	Not inspected (access via hatch we believe)	

**TERMS**

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

**RENTAL**

£69,500 per annum exclusive

**SERVICE CHARGE**

Ad hoc.

**BUSINESS RATES**

Rateable Value 2020	£74,500
Rates Payable 2020/2021	£38,442

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

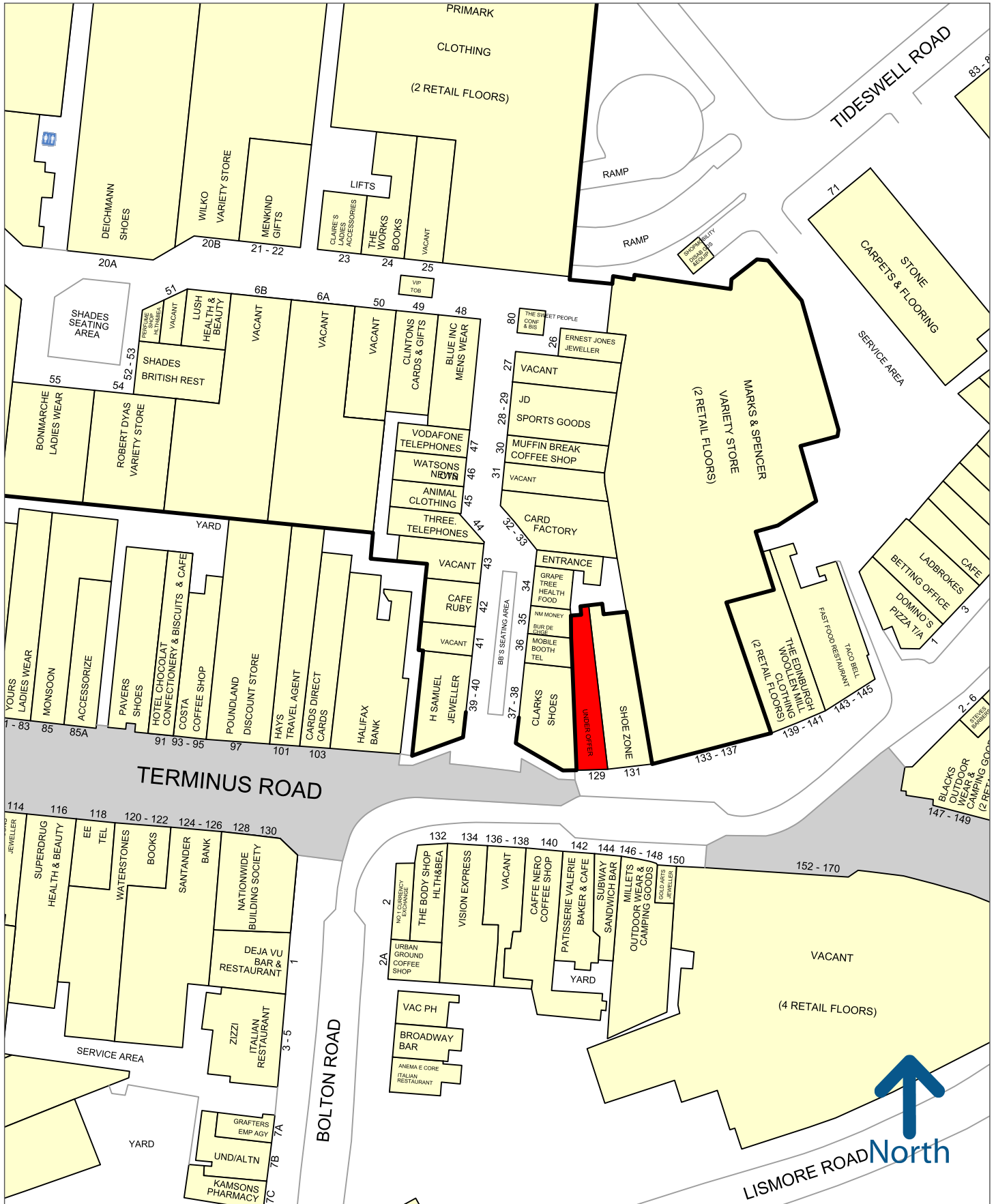
**EPC**

The property has an EPC Rating of C-70.

**FURTHER INFORMATION**

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50 metres

Experian Goad Plan Created: 24/05/2021  
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