

# SHOP TO LET – SUBJECT TO VACANT POSSESSION



## EASTBOURNE 129 TERMINUS ROAD

### DESCRIPTION & 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**, **Caffe Nero**, **H Samuel** and **Body Shop**.

### ACCOMMODATION

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

Net Frontage	18 ft 9 ins	5.72 m
Internal Width	17 ft 4 ins	5.3 m
Shop Depth	69 ft 11 ins	21.0 m
Ground Floor Sales	1,309 sq ft	121.6 sq m
First Floor Sales	1,682 sq ft	156.3 sq m
First Floor (Ancillary)	773 sq ft	71.8 sq m
Second Floor (Ancillary)	1,470 sq ft	136.6 sq m

Basement: Not inspected (we believe access via hatch)

### TERMS

Subject to Vacant Possession, the property is available on a new effectively FRI lease for a term to be agreed.

### RENTAL

£65,000 pax.

### SERVICE CHARGE

Upon application.

### BUSINESS RATES

Rateable Value from April 2026	£60,500
Rates Payable 2026/2027	£26,015

This estimate of Rates payable is based on qualifying Retail, Hospitality and Leisure occupation and does not factor in any transitional relief. Interested parties are advised to seek confirmation of these figures direct with the Local Rating Authority.

### EPC

The EPC rating for this unit is C-75.

### ANTI MONEY LAUNDERING (AML)

Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

### FURTHER INFORMATION

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