



NEW LEASE

CLASS E RETAIL – 3,977 SQ FT (369.46 SQ M)

146-148 Terminus Road, Eastbourne, East Sussex BN21 3AN

SHW

SUMMARY

- Class E retail premises over ground and basement floors
- Prime position opposite M&S and Beacon shopping centre
- Adjoins other occupiers suchas Subway, Pret-A-Manger and Café Nero
- Unit will be shelled and stripped out ready for tenants fit out.

ACCOMMODATION

	SQ FT	SQ M
Ground	2,459	228.44
Basement	1,518	141.02
TOTAL	3,977	369.46

RENT

£45,000 per annum, exclusive of other outgoings, on a new lease direct with the Landlord on terms to be agreed.

VAT

VAT will be chargeable.

RATES

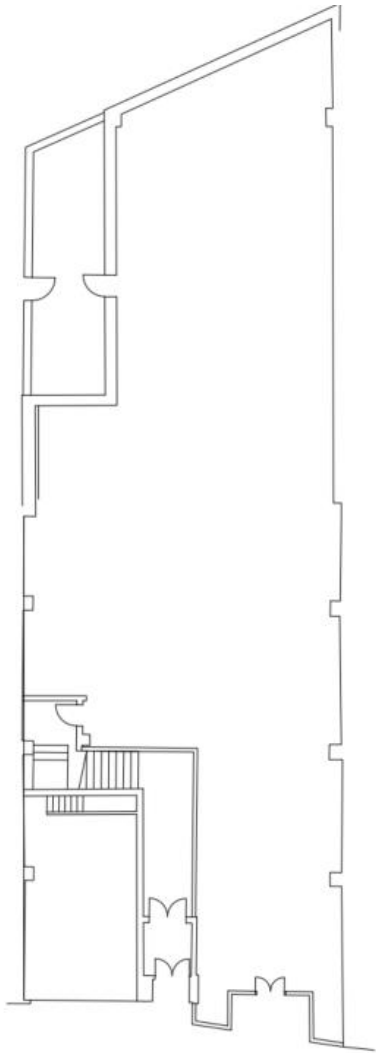
[2023 Rateable Value: £51,500](#)

SERVICE CHARGE

Contribution toward general building maintenance and insurance.

EPC

[EPC rating of C.](#)



Ground Floor

VIEWINGS

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