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NEW LEASE

RETAIL – 1,251 SQ FT (116.22 SQ M)

56B Grove Road, Eastbourne, East Sussex, BN21 4UD

DESCRIPTION

The premises comprises a mid terrace Class E unit benefiting from a glazed frontage with recessed entrance before a ground floor retail sales area and further basement storage which houses the WC.

LOCATION

The property is located to the west of Eastbourne Town Centre in the sought-after 'Little Chelsea' district full of independent outlets only a short walk away from the mainline train station and Beacon shopping centre.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground	493	45.8
Basement	758	70.42
TOTAL	1,251	116.22

SUMMARY

- Class E Premises
- Little Chelsea district
- Sought-after location
- Glazed shop front and recessed entrance
- Basement storage
- Premises licence

RENT

£15,000 per annum exclusive of other outgoings, on new lease to be agreed.

VAT

VAT will NOT be chargeable on the rent quoted.

SERVICE CHARGE

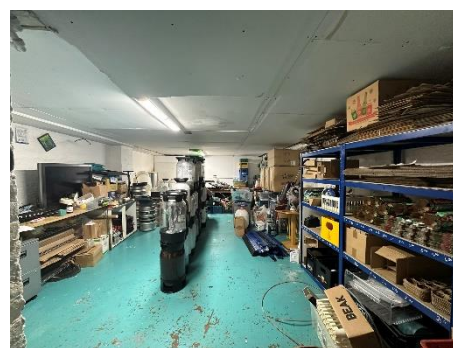
Contribution may be applicable to wider building.

RATES

[Rateable value of £9,500 \(2023\)](#). Small Business Rate Relief available if eligible.

EPC

[The property has an EPC rating of E.](#)



VIEWINGS –

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