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TO LET

PROMINENT CLASS E PREMISES – 1,981 SQ FT (184 SQ M)

24 Terminus Road, Eastbourne, East Sussex, BN21 3LP

DESCRIPTION

- Mid terrace period building
- Ground floor shop with glazed frontage
- Basement storage (partial section may be split and excluded from demise)
- Kitchenette and 2x WC including DDA compliant
- 3-phase supply with air conditioning
- [Class E use \(Commercial, Business and Service\)](#)

LOCATION

The premises is situated on the southern side of Terminus Road in Eastbourne with the main line rail station opposite and only a short walk from the main Beacon shopping centre. Eastbourne is located 22 miles east of Brighton, 33 miles south-east of Gatwick Airport & Crawley, 12 miles west of Hastings and 24 miles south of Tunbridge Wells.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	1,109	103
Basement	872	81

RENT

£25,000 per annum exclusive of other outgoings, on a new lease from circa June 2024 onwards.

VAT

VAT will **not** be charged on the quoting rent.

RATES

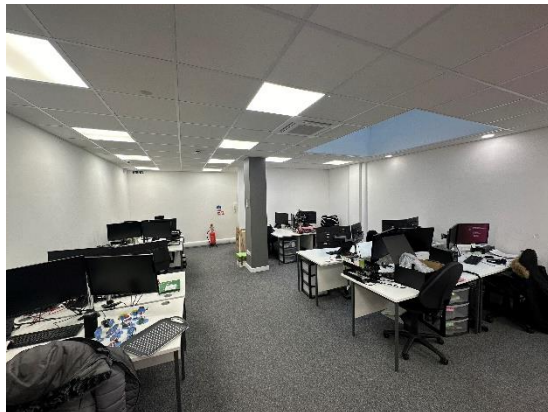
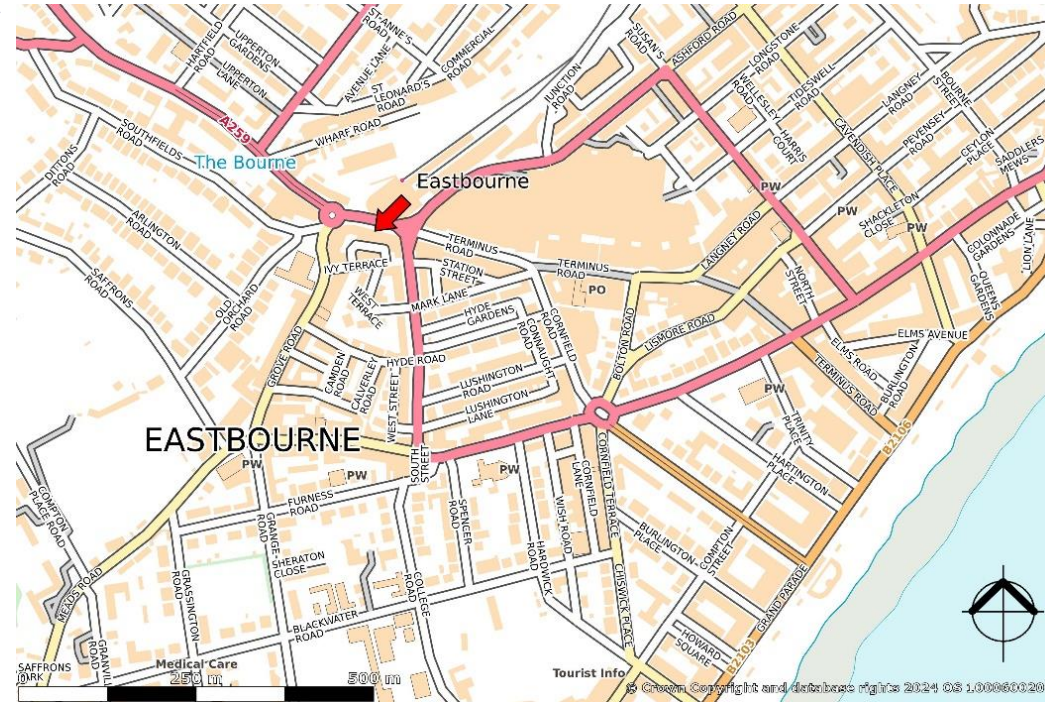
[2023 Rateable Value: £19,500](#)

SERVICE CHARGE

1/3 contribution toward wider common parts when necessary

EPC

[EPC rating of D](#)



VIEWINGS –

Max Perkins

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twitter - @SHWProperty



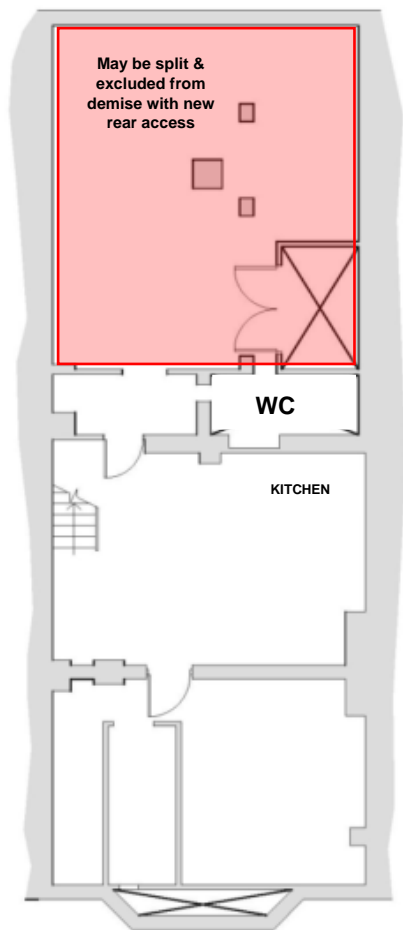
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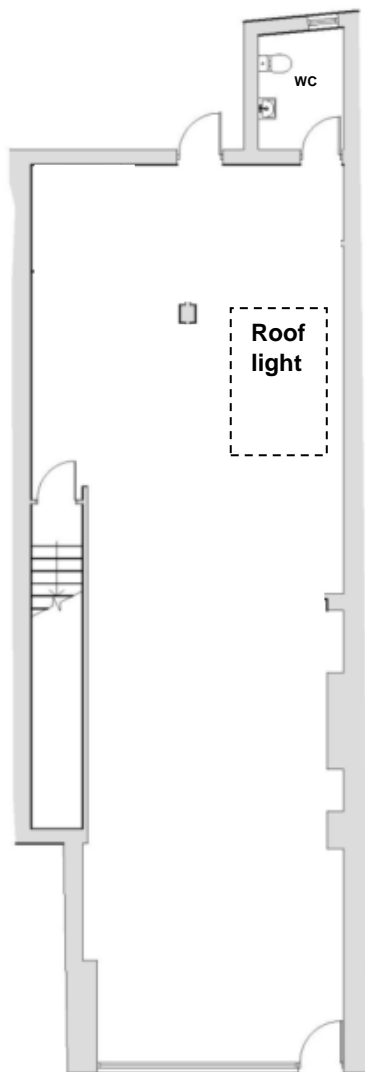
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BASEMENT FLOOR PLAN

APPROX. SHELL PLANS (INTERNAL STUD PARTITIONS MAY NOT BE SHOWN)



GROUND FLOOR PLAN



LOCATION BLOCK PLAN

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