

EASTBOURNE 152 – 170 TERMINUS ROAD



PRIME DEPARTMENT STORE - TO LET
SUBJECT TO VACANT POSSESSION



EASTBOURNE – 152/170 TERMINUS ROAD | BN21 3AP

LOCATION

The property occupies a prominent position on Terminus Road, with a large return frontage onto Lismore Road. The property is located opposite M&S and in close proximity to The Beacon Shopping Centre. The site is centrally located in Eastbourne and enjoys easy access to both the train station and the seafront.

Occupiers in the vicinity include Marks & Spencer, Bills, Blacks, Caffè Nero & Edinburgh Woolen Mill.

ACCOMMODATION

The premises are available as a whole or on a split basis.

The premises are arranged over five floors with sales accommodation provided from ground, first and second floor levels at present. Approximate gross internal floor areas:

Ground Floor	27,982 sq ft	2,600 sq m
Lower Ground	25,535 sq ft	2,372 sq m
First Floor	25,963 sq ft	2,412 sq m
Second Floor	19,750 sq ft	1,835 sq m
Third Floor	3,716 sq ft	345 sq m
Total Area	102,946 sq ft	9,564 sq m

TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to vacant possession.

RENT

On application.

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£405,000
UBR (2019/20)	£50.4p
Rates Payable	£204,120

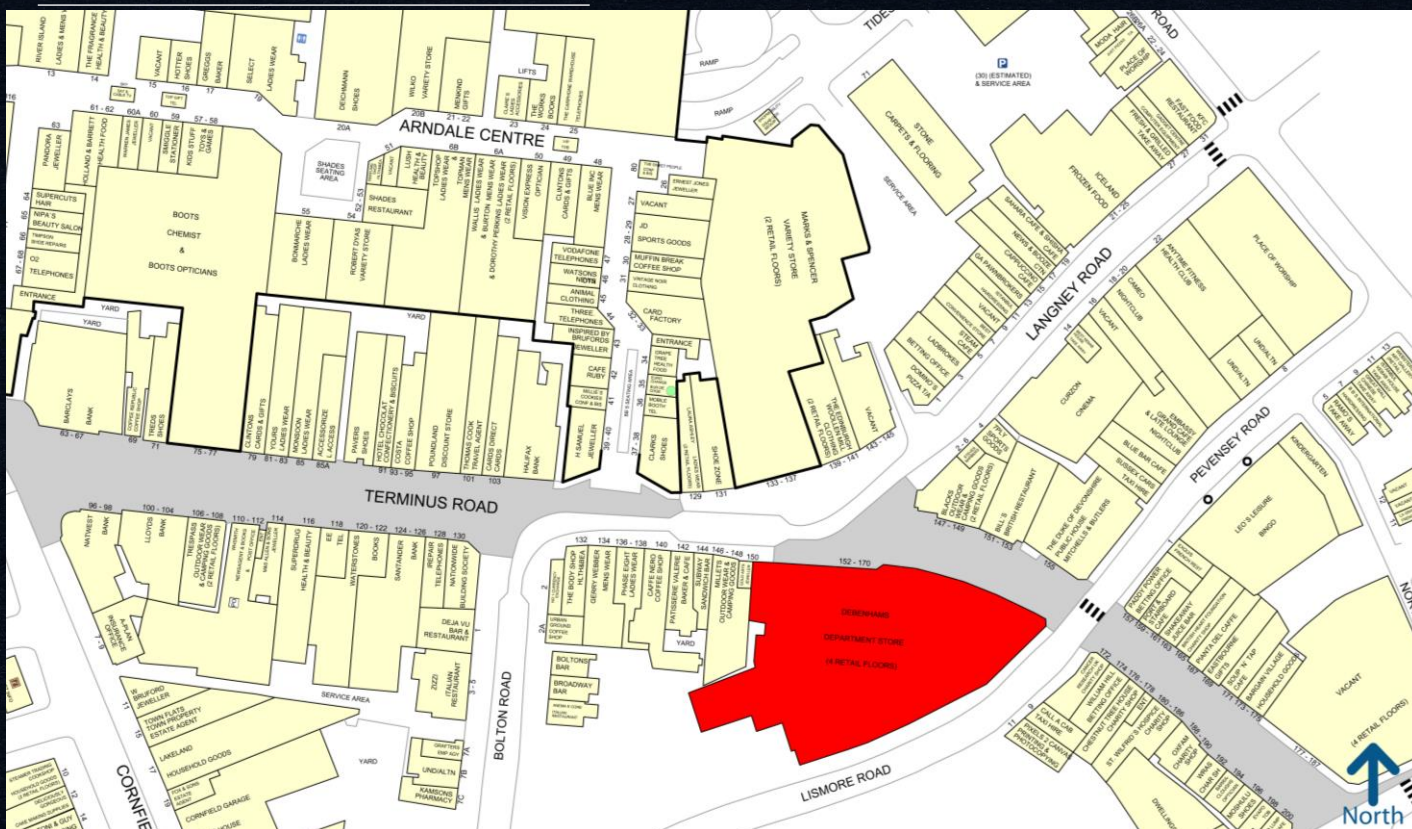
Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

LEGAL COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

EPC

Available upon request.



For further information please contact sole agents:



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