

38.46 sq m (414 sq ft)

# to let



## Location

The premises are situated on the main ring road leading through the town to the mainline railway station and the shopping areas of Terminus Road and the Arndale Centre.

The premises lie on the western side of Gildredge Road at the junction with Ivy Terrace and within yards of the Eastbourne Station and the A22 leading in to the town. Other local occupiers include Mann & Co, Ladbrokes, Weatherspoons, BBC Shop, Sketchley and Threshers. (See attached Goad Plan).

## Description

Occupying a prominent corner position, the premises form part of a parade of 4 storey shops with the benefit of return frontage in to the pedestrianised section of Ivy Terrace. The shop offers sales at ground floor with air conditioning, fluorescent tube lighting and stairs leading to the lower ground floor office/stores, kitchenette and W.C.

## Accommodation

The premises have the following approximate dimensions:-

Gross frontage:	8.01m	26'3"
Internal width:	4.88 m	16'0"
Shop depth:	5.33 m	17'6"
<b>Retail area:</b>	<b>19.97 m<sup>2</sup></b>	<b>215 ft<sup>2</sup></b>
Basement/stores	18.49 m <sup>2</sup>	199 ft <sup>2</sup>

## Lease

The premises are available by way of assignment of the existing full repairing and insuring lease which is due for renewal in September 2012.

## Rent

£9,600 per annum exclusive

## Rates

We are advised by the local Rating Authority that the property is assessed as follows:-

Rateable Value: £6,200

## Legal Costs

Each party is to be responsible for their own legal fees.

## VAT

VAT may be chargeable on the terms quoted

## Viewing

For further information, e-mail details, or to arrange an inspection, please contact sole agents:

### Simon Hunt

Direct Line: 01323 437900

Email: [shunt@shw.co.uk](mailto:shunt@shw.co.uk)

Sh/11/09



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The Code is available on our website [www.shw.co.uk](http://www.shw.co.uk)

**Subject to contract**

19 Gildredge Road, Eastbourne, BN21 4RU

**making property work**

**01323 728600**