

REF: 31153

PREMIUM (to include all equipment): £80,000

Takeaway Unit for Lease

9 Langney Road, Eastbourne, BN21 3QA



Summary

A fully equipped fried chicken takeaway unit totalling 800 sq ft (74 sq m) in an excellent town centre location in Eastbourne which is ready to trade.

Location

The premises are located on Langney Road in Eastbourne. It is very close to the main shopping area, a five-minute walk to both the train station and seafront. It is also opposite the town's largest nightclub. Langney Road is a vibrant secondary retail area, and the unit is supported by many independent retail and catering businesses.

Lease Terms

A new 15-year lease will be offered at a commencing annual rent of £18,000, paid quarterly in advance. A rent deposit equal to 6-months' rent will be required.

Equipment

The premium includes all equipment and furniture in the premises – excluding landlord's fixtures such as the extraction system.

Virtual Tour

A virtual tour of the premises is available here:

<https://tour.giraffe360.com/587a40f01dc64173b984fe91695e475f>

EPC Rating: C**Rateable Value**

The Rateable Value is £11,500. This is not the amount payable, and the premises qualify for 100% Small Business Rates Relief (subject to the tenant's status), meaning no rates would be payable.



Floor Plan



Approximate total area: 798.94 ft² (74.22 m²)

For further information please – email info@gps-direct.com



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