

REF: 31200

Monthly Rent £600
(Freehold Price £80,000)

LOCKUP COMMERCIAL UNIT TO LET

**102 Seaside Road, Eastbourne
BN21 3PF**



Summary

A retail commercial unit previously used as a community coffee shop. It is well decorated with a large, dry basement. The freehold is also available at an asking price of £80,000.

Location

The premises are located on Seaside Road in Eastbourne – next door to the Hippodrome Theatre. Seaside Road is a vibrant secondary retail and residential area, a few minutes' walk to both the seafront and train station. The unit is supported by many independent retail, catering and service businesses.

Lease Terms

A lease will be offered at a commencing annual rent of £7,200 (£600 per month) on terms to be agreed. A rental deposit of at least £1,800 (subject to the tenant's status and trading experience) will be required.

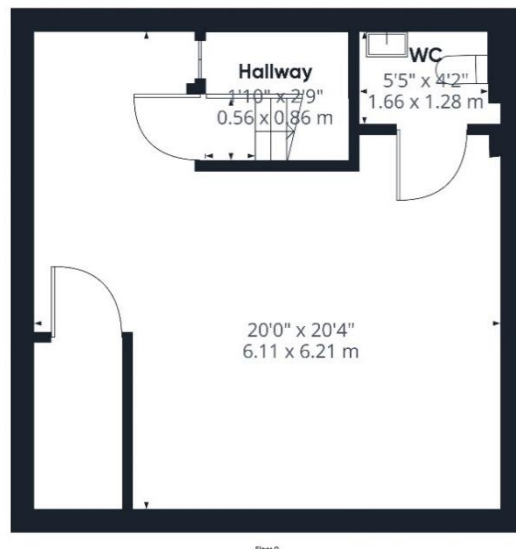
EPC Rating: G

Rateable Value

The Rateable Value is £6,300. This is not the amount payable, and the premises qualify for 100% Small Business Rates Relief – subject to the tenant's status.



Floor Plans



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

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