

lot 13

Rent
£108,000
per annum
exclusive

139/141 Terminus Road Eastbourne, East Sussex BN21 3NR

Freehold Retail Investment

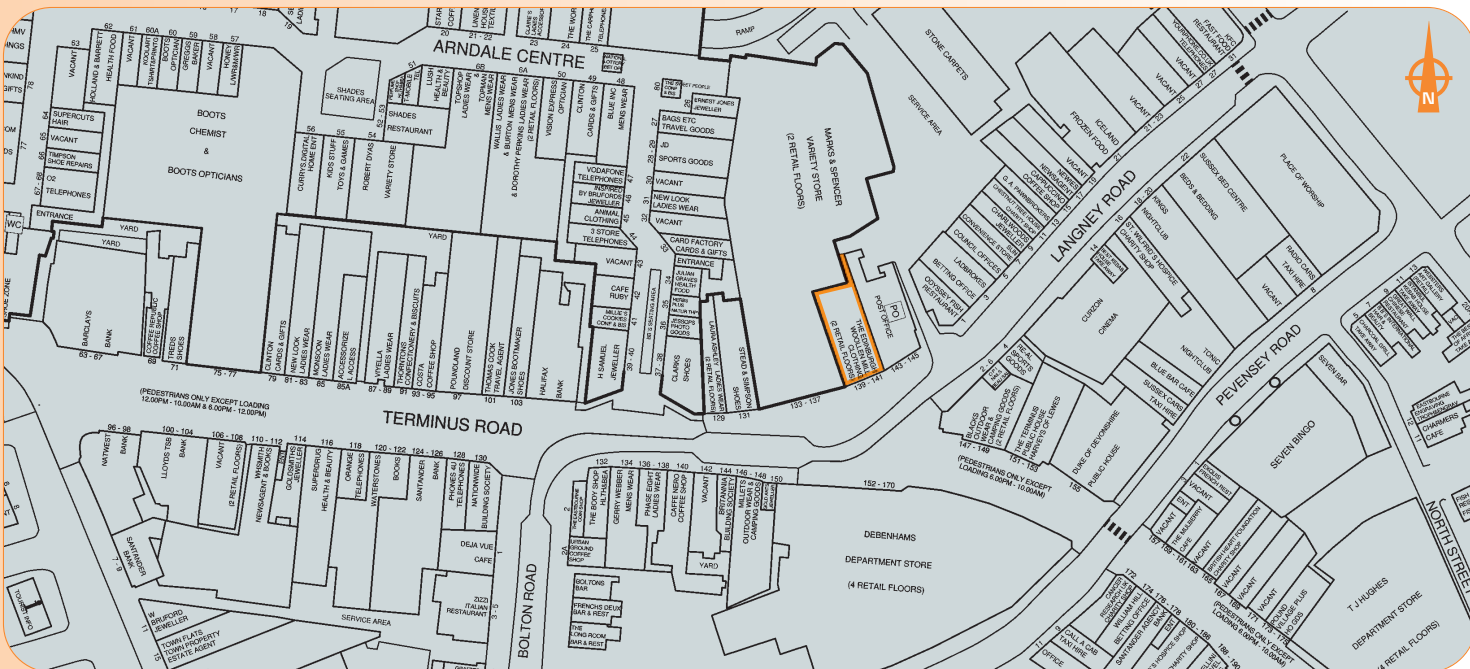
- Entirely let to The Edinburgh Woollen Mill Limited
- Situated immediately adjacent to Marks & Spencer and The Arndale Shopping Centre
- Prime Town Centre Location
- Nearby occupiers include Debenhams, Marks & Spencer, Ladbroke's and Laura Ashley
- Six Week Completion

On behalf of
The co-operative estates



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Location

Miles: 22 miles east of Brighton
62 miles south of London
Roads: A259, A22
Rail: Eastbourne Rail
Air: London Gatwick

Situation

The property is situated in a prominent position on the northern side of Terminus Road, directly opposite Debenhams Department Store and immediately adjacent to Marks & Spencer and the Arndale Shopping Centre, which houses retailers such as Primark, New Look, Topshop and Carphone Warehouse.

Description

The property comprises a ground and first floor retail unit, with a self-contained 3 bedroom residential flat on the second floor which is accessed from the rear.

Tenure

Freehold

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	194.72 sq m	(2,096 sq ft)	THE EDINBURGH WOOLLEN MILL LIMITED (1)	20 years from 16/10/1996 on a full repairing and insuring lease	£108,000	15/10/2016
First	Retail/Ancillary	208.10 sq m	(2,240 sq ft)				
Second	Residential – 3 Bedroom Flat	Not measured					
Totals		402.82 sq m	(4,336 sq ft)			£108,000	

(1) For the year ending 25th February 2012, The Edinburgh Woollen Mill Limited reported a turnover of £161,693,000, pre-tax profits of £24,770,000 and a total net worth of £169,156,000. (Source: www.riskdisk.com 28/03/2013)

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