

Lot 3

£16,500 Per Annum
Exclusive with vacant
upper floors

36 Terminus Road, Eastbourne, East Sussex BN21 3NF Freehold Retail Investment with Vacant Upper Floors



Key Details

- Shop let to Johnsons Cleaners UK Limited on a renewed lease expiring Dec 2025 (1)
- Vacant 1st & 2nd floors (1,109 sq ft) with separate access and potential to convert to a 2/3 bed maisonette (3)
- Opposite Eastbourne Railway Station and The Beacon Centre
- VAT-free Investment

Location

Miles: 21 miles east of Brighton
52 miles south of Central London
Roads: A22, A27
Rail: Eastbourne Railway Station
Air: London Gatwick Airport

Situation

The coastal resort of Eastbourne is located 21 miles east of Brighton and 52 miles south of central London. The town benefits from good communications with regular rail services to London Victoria (90 minutes) and with the A22 & A27 roads. The property is located on Terminus Road, the main retailing thoroughfare of the town, close to its junction with Ashford road and opposite Eastbourne Railway Station. The Beacon Shopping Centre, with retailers such as Boots, Next, Sainsbury's & Wilko is located close by and other occupiers nearby include Subway, McDonalds, Costa and a number of local traders.

Description

The property comprises a ground floor shop with ancillary basement accommodation. The first & second floors are separately accessed from Terminus Road. The first & second floors comprise 4 rooms and WC.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Planning

(3) The upper floors and the rear of the building may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions. Interested Parties are referred to www.lewes-eastbourne.gov.uk

6 Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	77.90 sq m (838 sq ft)	JOHNSONS CLEANERS	5 years from 1/01/2021 (1)	£16,500
Basement	Ancillary/Plant Room	40.70 sq m (438 sq ft) 27.60 sq m (297 sq ft)	UK LIMITED t/a Johnsons Dry Cleaners (2)		
First	(3)	54.40 sq m (587 sq ft)	VACANT	-	
Second		48.50 sq m (522 sq ft)	VACANT	-	
Total		249.10 sq m (2,681 sq ft)			£16,500

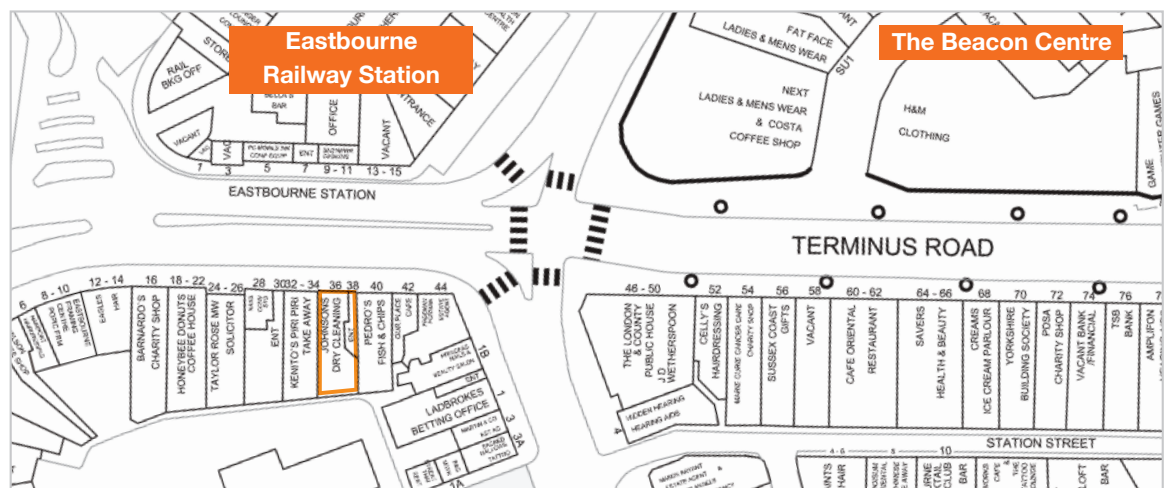
- (1) Tenant option to determine on 31/12/2023 upon 6 months notice.
- (2) With an impressive heritage of 200 years on the High Street that dates back to 1817, nearly 200 branches nationwide as well as 180+ drop-off locations in Waitrose stores (Source : www.johnsonscleaners.com) Dry Cleaners since 1985.
- (3) A draft plan to show the layout of a proposed 2/3 bedroom maisonette on the first & second floors is available in the legal pack.

Note

Please see link to video of 1st & 2nd floor

Energy Performance Certificate

See legal pack at www.acuitus.co.uk



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