

GROUND FLOOR LOCK UP SHOP UNIT TO LET

15 Brassey Parade, Hampden Park, Eastbourne, BN22 9NG

LOCATION:

The property is situated in the established Brassey Parade shopping area in the suburb Hampden Park where there are a number of both local and national occupiers. This parade is located adjacent to the mainline railway station which serves Brighton, London, Hastings and Ashford.

DESCRIPTION:

Ground floor lock up shop unit accessed from Brassey Parade. To the rear of the shop is a WC, small store room and rear access into a car parking area.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas:

	IMPERIAL	METRIC
Main Retail Area	835 sq ft	77.57 sq m

LEASE:

Available by way of a new full repairing and insuring lease for a term to be agreed.

RENT:

£11,500 per annum exclusive of Rates, VAT and all other outgoings.

LEGAL COSTS:

The incoming tenant to be responsible for the Landlords reasonable legal charges.



RATES:

Rateable Value: £7,800 UBR 46.6p (April 2017/2018).

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0897-9054-4730-5900-5503

The energy efficiency rating for this property is D82.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

VIEWING:

By prior appointment through joint agents Carr and Priddle on **01273 208010** and Hunt Commercial **01323 700100**.

15 Brassey Parade, Eastbourne

