

FREEHOLD RETAIL & RESIDENTIAL INVESTMENT FOR SALE
198-200 TERMINUS ROAD EASTBOURNE BN21 3BB



LOCATION

Eastbourne is located 22 miles (35 km) east of Brighton, 33 miles south-east of Gatwick Airport & Crawley, 12 miles (km) west of Hastings and 24 miles (km) south of Tunbridge Wells. Eastbourne has a resident population of 103,745.

198-200 Terminus Road is situated on the western side of Terminus Road at the junction with Trinity Street in the established retail area of the town. Nearby occupiers include British Heart Foundation, Best One, WRAS, Moshulu, Oxfam. Terminus Road is part pedestrianised.

Eastbourne rail station is 10 minutes walk (0.5 miles). London Victoria is an average journey time of 1 hour 36 mins.

DESCRIPTION

The property comprises a prominent four storey corner building.

The two ground floor retail units are occupied by Evapo and Bread & Brew.

The first, second and third floors comprise three flats, all three beds, let on AST's.



ACCOMMODATION

198 Terminus Road

Ground Floor	376 ft ²	73 m ²
Basement	386 ft ²	35.8 m ²

200 Terminus Road

Ground Floor	403 ft ²	37 m ²
Basement	419 ft ²	39 m ²

First Floor Flat 1

	710 ft ²	66 m ²
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Second Floor Flat 2

	710 ft ²	66 m ²
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Third Floor Flat 3

	710 ft ²	66 m ²
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Net internal areas (NIA).





TENURE

Freehold subject to the following tenancies.

TENANCIES

198 Terminus Road

Lease dated 9th August 2022 for a term of 3 years expiring 23rd May 2025. Passing rent £20,000 per annum exclusive.

200 Terminus Road

Lease dated March 2022 for a term of 7 years. Passing rent £20,000 per annum exclusive.

Flat 1 is let on an AST tenancy at a rent of £950 per calendar month.

Flat 2 is let on an AST tenancy at a rent of £950 per calendar month.

Flat 3 is let on an AST tenancy at a rent of £900 per calendar month.

PRICE

Sale price on application.





BUSINESS RATES

198 Terminus Road Rateable Value £12,750 (2023/24).

200 Terminus Road Rateable Value £16,000 (2023/24).

Council Tax

Band C.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

LEGAL COSTS

Each side will be responsible for their own legal costs.





ENERGY PERFORMANCE CERTIFICATES

198 Terminus Road

An EPC can be supplied on request.

200 Terminus Road

Certificate no: 9222-3012-0358-0500-7101

The property's current energy rating is E 106, valid until 3rd February 2025.

First Floor Flat 1

Certificate no: 8200-3912-2329-8427-9543

The property's current energy rating is E 39, valid until 1st June 2024.

Second Floor Flat 2

Certificate no: 2318-8073-7295-2634-9974

The property's current energy rating is E 51, valid until 1st June 2024.

Third Floor Flat 3

An EPC can be supplied on request.





Viewing & further info

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