

9 Carlisle Road, Eastbourne, East Sussex, BN21 4BT
£13,000 pax



**Ground Floor Retail Unit
TO LET**

This retail unit is located in an excellent position, just yards away from Eastbourne Seafront and very close to the newly revamped theatres, offering an excellent business opportunity. Carlisle Road has a varied selection of shops and eateries.

These premises offer a double fronted unit with gas central heating and storage space at the rear of the main retail area. The unit is also alarmed.

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ACCOMMODATION

The premises provide the following net internal floor area of 638 sq ft approx

Main Retail Area 15'1 max x 31'7 max (4.60m max x 9.63m max)



Gas Central Heating, Double Aspect. Steps up to:

Rear Store Room 14'9 x 12'2 (4.50m x 3.71m)



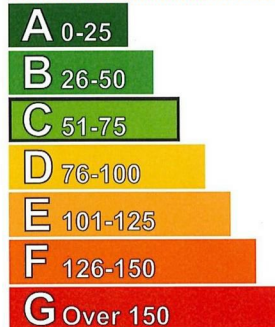
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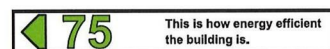
More energy efficient



Net zero CO₂ emissions



Less energy efficient



Lease

The premises are available to let by way of a new effective full repairing and insuring lease for a term to be agreed

Rateable Value

£11,250 (subject to transitional relief or charges that may be applicable)

Legal Costs

Each party is to be responsible for their own legal costs

Services

No electrical, gas or other equipment, appliances or installations have been tested. In-going occupants must make their own enquiries

VAT

Under the Finance Act 1989 VAT may now be charged on rent or purchase prices. It is recommended that prospective tenants/purchasers make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

Viewing

Contact Amanda or Jackie on 01323 841814
amanda.west@rossandco.co.uk
jackie.neen@rossandco.co.uk

Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

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