



# ASSIGNMENT OPPORTUNITY

## TERMS

The unit is held on a 10-year lease which commenced on 15<sup>th</sup> August 2022 subject to a tenant only break on 14<sup>th</sup> August 2027.

OR A new lease is available via the landlord, subject to suitable terms.

## FLOOR AREAS SQ FT / SQ M

Lower Ground: 594 sq ft / 55.18 sq m  
Ground: 1,142 sq ft / 106.10 sq m  
First Floor: 1,099 sq ft / 102.10 sq m  
Total: 2,835 sq ft / 263.38 sq m

## PASSING RENT

£45,000 per annum exclusive.

## RATEABLE VALUE

£34,250 (2023).

## SUBJECT TO CONTRACT

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.

## 11/13 Cornfield Road, Eastbourne, BN21 3NA

- Close proximity to The Beacon Shopping Centre.
- Attractive frontage.
- Suitable for a variety of uses (STP).
- Potential for external seating.
- Retailers in close proximity include Metro Bank, Boots, Co-Op, Lakeland, NatWest and Barclays Bank.

## VIEWING

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# JACKSON CRISS

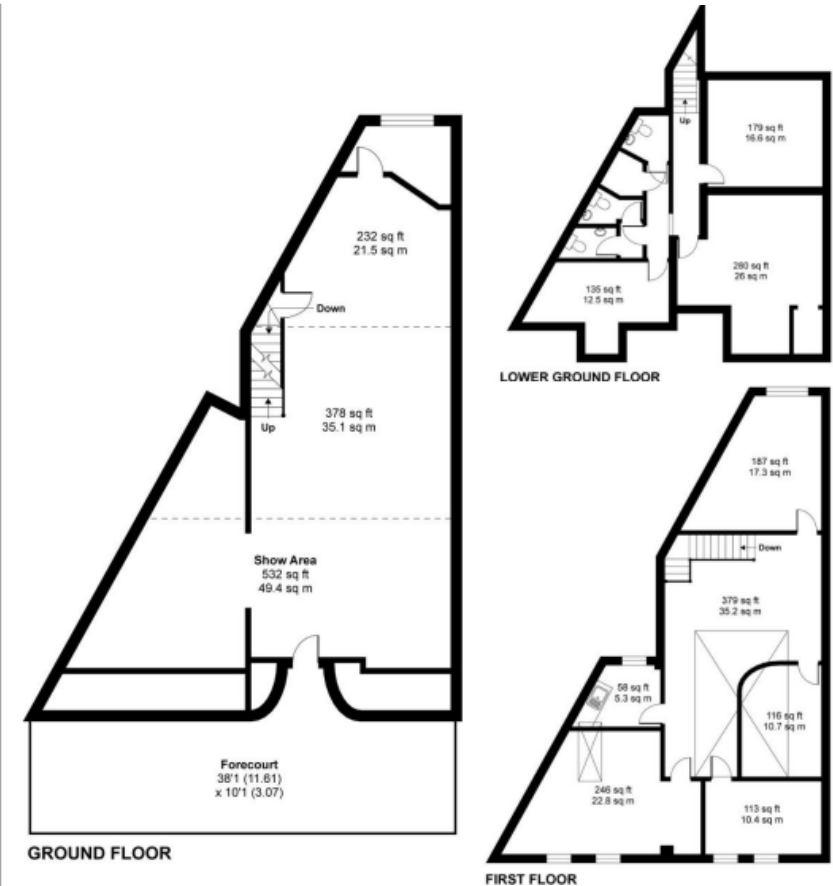
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# Assignment opportunity



**Money Laundering Regulations**  
 Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



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