



82-90 Terminus Road, Eastbourne, BN21 3LX

- Prime location opposite to The Beacon Shopping Centre.
- Option to combine units is available.
- Adjacencies include KFC, McDonald's, Starbucks & CEX.
- 5.5 million tourists visit Eastbourne every year.

THREE NEW UNITS AVAILABLE

TERMS

New FRI leases are available subject to negotiation.

RATEABLE VALUE

To be valued upon occupation.

RENT

Upon application.

FLOOR AREAS SQ FT / SQ M

Unit 1:

Ground Floor – 1,085 sq ft / 101 sq m
Basement – 489 sq ft / 45 sq m

Unit 2:

Ground Floor – 1,043 sq ft / 97 sq m
Basement – 633 sq ft / 59 sq m

Unit 3:

Ground Floor – 1,249 sq ft / 116 sq m
Basement – 933 sq ft / 87 sq m

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.

JACKSON CRISS

www.jacksoncriss.co.uk

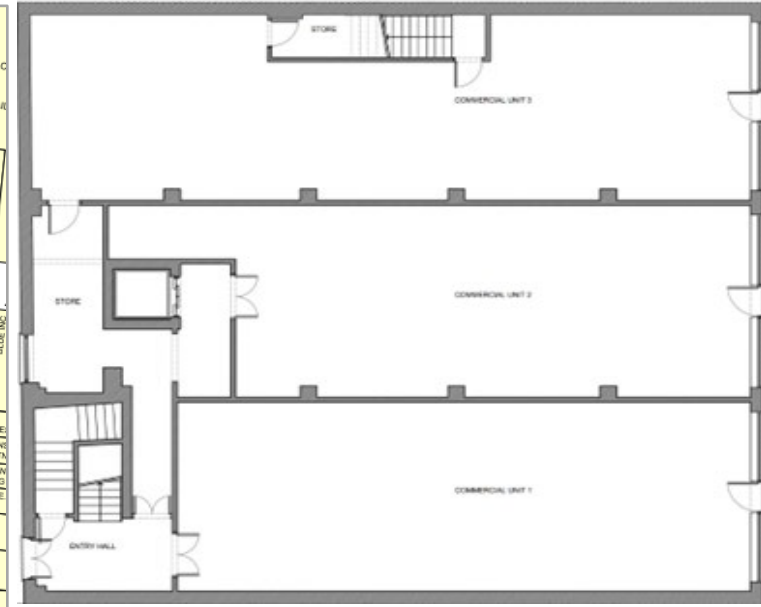
4th Floor, 32 Brook Street
London W1K 5DL

+44(0)20 7637 7100

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New Lease 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.



JACKSON CRISS

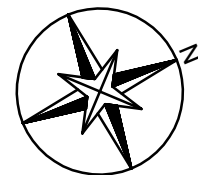
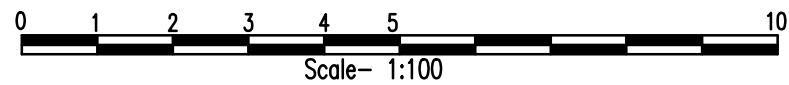
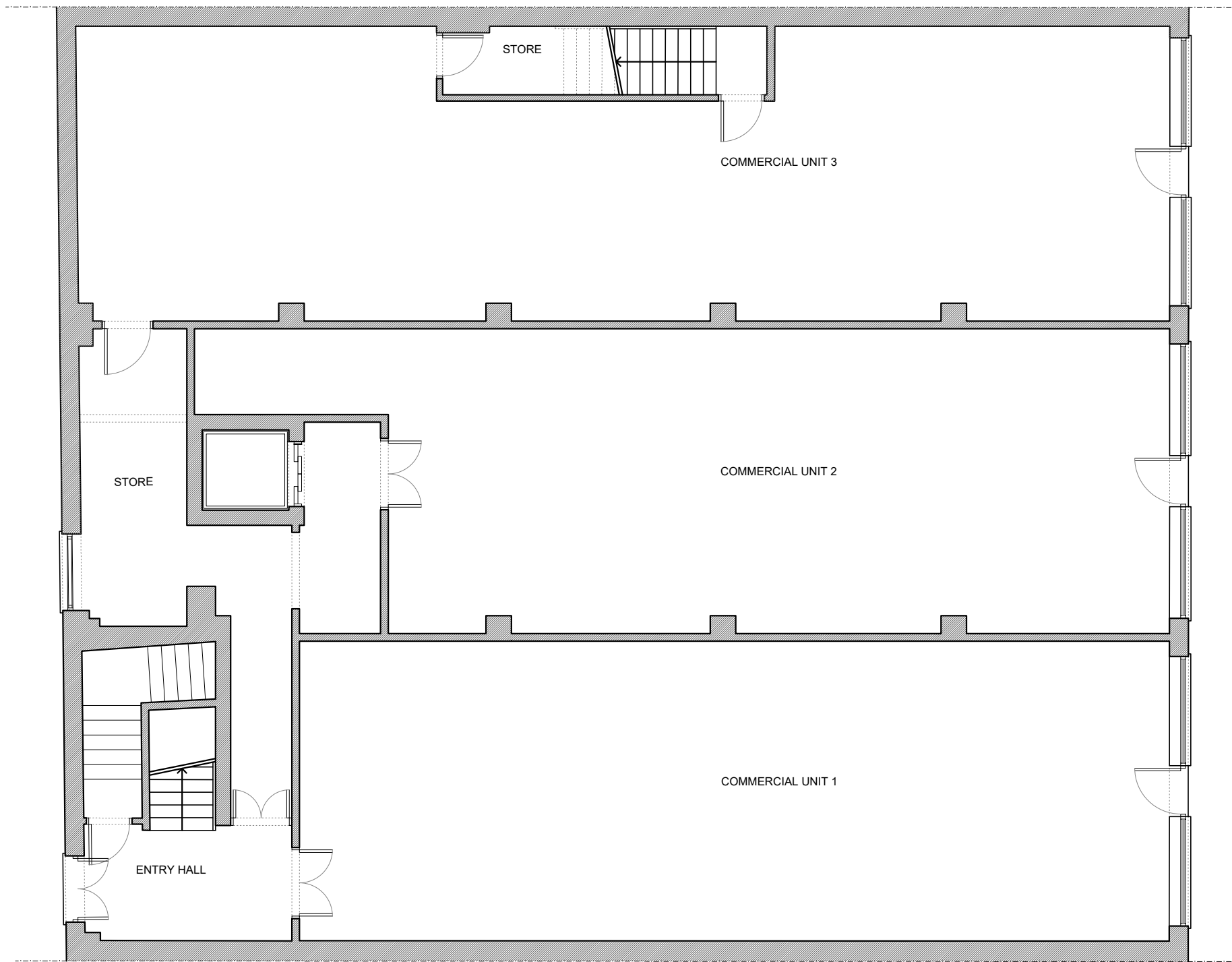
VIEWING

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Or

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C - Sill Height
F - Window Height
CH - Ceiling Height
DH - Door Height

Title PROPOSED
GROUND FLOOR

Client: 82 - 90 TERMINUS ROAD
BN21 3LX
EASTBOURNE



NOTES:
THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND GENERAL CONDITIONS ON SITE BEFORE WORKS COMMENCE .

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.

Drawn By C.S.B
DrG No TR.82-90.PR.02
Date 08.01.2024
Scale 1:100 @A3

Rev