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Evolving Property

198-200 TERMINUS ROAD
EASTBOURNE BN21 3BB



FREEHOLD RETAIL & RESIDENTIAL INVESTMENT

FOR SALE

- Prominent Terminus Road location
- Total rental income £87,200 per annum
- Two retail units let to Evapo and Corner House Café & Bistro
- Three 3 bed flats let on AST's

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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 and 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

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN21 3BB





DESCRIPTION

The property comprises a prominent five storey corner building.

The two ground floor retail units are occupied by Evapo and Corner House Cafe & Bistro.

The first, second and third floors comprise three 3 bed flats, two of which are let on AST's.



TERMS & PRICE

Terms and price on application.

VAT

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

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ACCOMMODATION	sq ft	sq m
198 - Ground Floor	376	34.9
198 - Basement	386	35.8
200 - Ground Floor	403	37
200 - Basement	419	39
First Floor Flat	710	66
Second Floor Flat	710	66
Third Floor Flat	710	66
Total Floor Area	1,505	139.5







TENURE

Freehold subject to the following tenancies:

TENANCIES

198 Terminus Road Lease for a term of three years expiry 23rd May 2028. Passing rent £22,000 per annum exclusive.

200 Terminus Road let on a new lease from 24th May 2025 for a term of three years, expiry 23rd May 2028. Passing rent £22,000 per annum exclusive.

Flat 1 is let on an AST tenancy from April 2026 for twelve months at a current rent of £1,250 per calendar month.

Flat 2 is let on an AST tenancy from 4th August 2015 at a current rent of £1,100 per calendar month.

Flat 3 is let on an AST tenancy from 28th February 2025 at a current rent of £1,250 per calendar month.

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BUSINESS RATES

198 Termimus Road Rateable Value £13,250 UBR 43.2 p (2026/27).

200 Terminus Road Rateable Value £16,500 UBR 43.2 p (2026/27).

COUNCIL TAX

Bands B and C

ENERGY PERFORMANCE CERTIFICATE

198 Terminus Road: Certificate No: 0160-0334-8579-5525-2002 , rated 168 G, valid until 1st June 2024.

200 Terminus Road: Certificate No: 9222-3012-0358-0500-7101, rated 106 E, valid until 3rd February 2025.

First Floor Flat 1: Certificate No: 8200-3912-2329-8427-9543, rated 39 E, valid until 1st June 2024.

Second Floor Flat 2: Certificate No: 0360-2183-1360-2094-0971, rated 61 D, valid until 16th June 2034.

Third Floor Flat 3: Certificate No: 8454-7925-2800-5321-3922, rated 30 F, valid until 1st June 2024.

Updated EPC'S can be produced on request. .

LEGAL COSTS

Each side will be responsible for their own legal costs.

A solicitors undertaking for abotive costs are sort for all transactions.





MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

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CONTACT US

To book a viewing or receive further information, please get in touch.



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RICS Regulated by RICS

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