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94-96 Pevensey Rd, Eastbourne, BN22 8AE

TO LET: FORMER CHILDREN'S NURSERY PREMISES

LOCATION



Eastbourne seafront and Pier is approximately 600 metres south as is the town centre retail activity centred around the Arndale Centre to include many multiple retailers such as M&S, Boots, JD Sports and many others to the west.

Pevensey Road commences from the junction with Langley Road running west to the junction with Susans Road (A259) and with easy access to public transport and surrounded by a densely populated residential area.

Description

Formerly a children's nursery and now suitable for a variety of commercial uses over ground and two upper floors with an enclosed courtyard to the rear. Flexible leasing terms available. The locality is predominantly made up of residential flats, guest houses and some commercial premises on the east side of the town. Langley Road and the A259 Seaside Road is adjacent.

Key Features

- New Class E Opportunity
- Eastbourne Location
- New Lease Available - Flexible Term

Accommodation

The accommodation is made up of ground and two upper floors with a secure courtyard area and main entrance all arranged as follows:

Entrance Lobby (Shared): 92 sq ft (8.54 m2)

Rear Kitchen (Shared): 246 sq ft (22.85 m2)

No. 94 - Total 1,470 sq ft (136.56 m2)

Ground Floor: 390 sq ft (36.23 m2)

Half Landing: 94 sq ft (8.73 m2)

First Floor: 441 sq ft (40.97 m2)

Half Landing: 124 sq ft (11.52 m2)

Second Floor: 421 sq ft (39.11 m2)

No. 96 - Total 1,578 sq ft (146.60 m2)

Ground Floor: 407 sq ft (37.81 m2)

Half Landing: 115 sq ft (10.68 m2)

First Floor: 467 sq ft (43.38 m2)

Half Landing: 138 sq ft (12.82 m2)

Second Floor: 451 sq ft (41.89 m2)

Total Combined Accommodation: 3,386 sq ft (314.56 m2)

Amenities

- Gas Fired Central Heating
- Fully Equipped Alarm System
- Part Laminated / Part Carpeted (Staircase) Flooring
- Sash Windows
- Smoke Detection

- Front Terrace Space

Lease

A new lease is offered for a term to be negotiated.

No 94. & No. 96 Commencing Rent - £30,000 per annum, exclusive.

No.94 Commencing Rent - £17,500 per annum, exclusive.

No.96 Commencing Rent - £18,500 per annum, exclusive.

Rent Review

By negotiation.

Repairing Liability

Full Repairing and Insuring Lease .

Business Rates

- Billing Authority: Eastbourne
- Description: Day Nursery and premises
- Rateable Value: £28,750
- Rates Payable:
- Valid from: April 2017 (current)

VAT

The property may be elected for VAT and therefore VAT may be payable on the terms quoted.

Legal Fees

Each party to pay their own legal fees incurred.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins

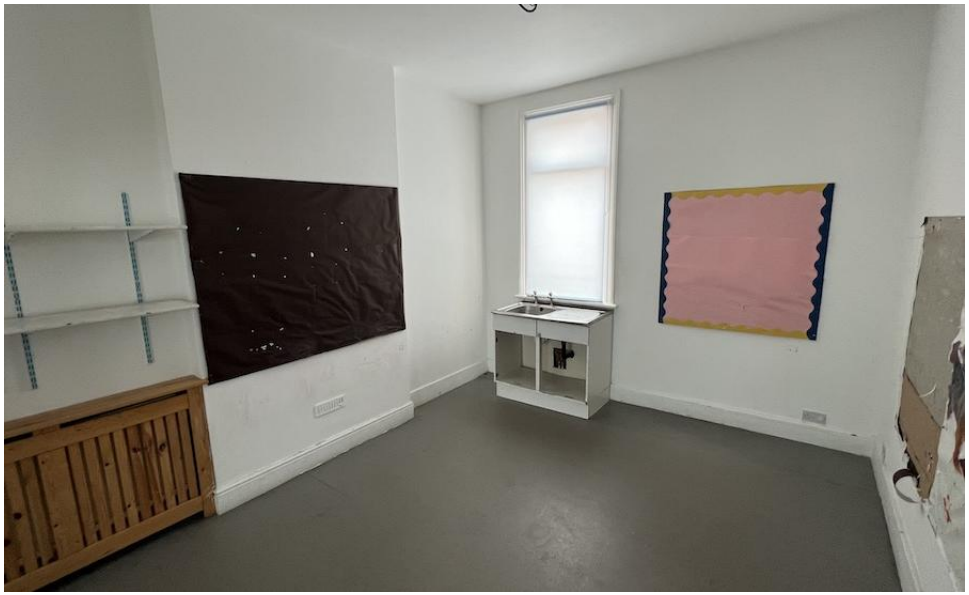

Pebble Beach
High Quality Childcare
& Education for Children
Aged 0 - 5 years old




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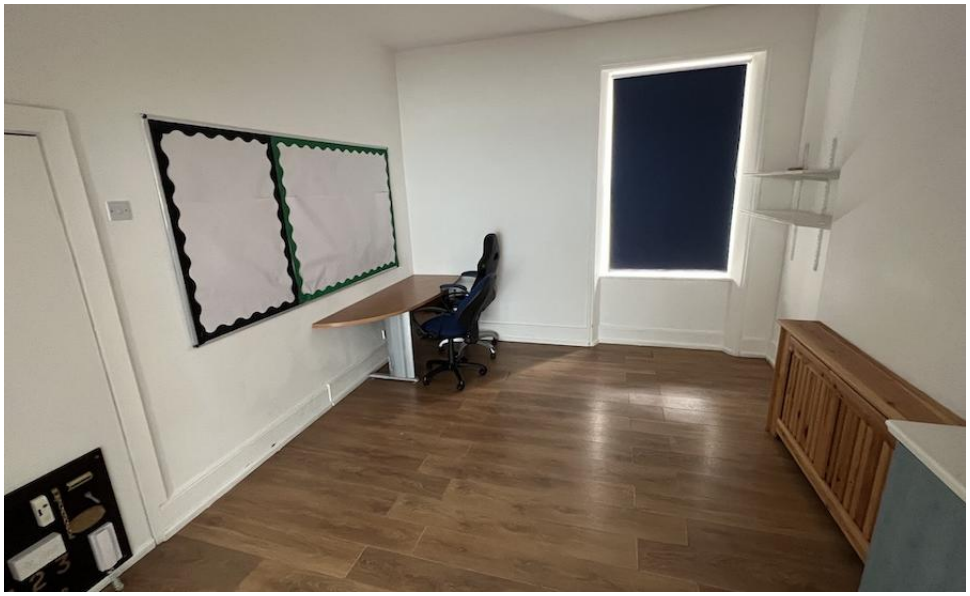















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Pebble Beach
High Quality Childcare
& Education for Children
Aged 0 - 5 years old
96

GET IN TOUCH

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