

SHW

Studios

1323 721430

roubarb

unusual and creative gifts



Aunty Sally's

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www.roubarb.co.uk 07926 273606

TO LET

RETAIL – 863 SQ FT (80 SQ M) OVER GRND & BSMT

3 Grand Hotel Buildings, Compton Street, Eastbourne, East Sussex, BN21 4EJ

DESCRIPTION

- Character building
- Mid terrace Class E retail premises
- Glazed frontage with recessed entrance
- Tall ceiling of 3.85m
- Basement storage with kitchenette & WC
- Attached directly to the famous Grand Hotel
- Occupiers in the parade include Nigel Greaves Gallery, Levels Wine Shop & Grand Pharmacy

No competing businesses permitted on the parade

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground	417	38.74
Basement	446	41.44
TOTAL	863	80.17

VIRTUAL TOUR

<https://www.youtube.com/shorts/6xCHSXow81w>

TERMS

New 6 year lease with 3rd year reviews and break option, inside the Landlord & Tenant Act 1954

RENT

£8,000 per annum, exclusive of other outgoings

VAT

VAT will be chargeable on the terms quoted

SERVICE CHARGE

Not applicable

RATES

Current rateable value (1 April 2023 to present): £6,200
Eligible for [small business rate relief](#)

EPC

Rating of [D-88](#)



VIEWINGS –

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