



Fully Fitted Prezzo Restaurant
Prominent Position Opposite Eastbourne Station

LOCATION

Eastbourne is a seaside town on the south coast, c.20 miles east of Brighton and c.17 miles west of Hastings with a population of 99,412 (2011 census).

The property occupies a highly prominent location at the roundabout junction of Upperton Road, Southfields Road, Grove Road and Terminus Road, directly opposite Eastbourne Station.

The nearby Beacon Shopping Centre is anchored by **Marks & Spencer**, **Sainsbury's** and **Primark**, and other tenants include **Wilko**, **Boots**, **Starbucks**, **McDonald's**, **JD Sports** and **River Island**. The centre has recently undergone a 175,000 sq ft leisure and retail extension which included lettings to **Cineworld**, **Nando's**, **Next** and **H&M**. The centre provides the town's primary multi-storey shopper's car park, offering 1,000 spaces.

ACCOMMODATION

The property comprises a ground floor restaurant with significant frontage to the roundabout and separate basement storage arranged as follows:-

Ground Floor Restaurant	284.37 sq m	3,061 sq ft
Basement Storage (currently separate access)	309.18 sq m	3,328 sq ft
Total GIA	593.55 sq m	6,389 sq ft

Servicing is available via a loading bay on Southfields Road at the rear of the property.

TERMS

The property is available by way of a new 15 year full repairing and insuring lease at a commencing rent of **£65,000 pa**, subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£60,500
Rate in the £ (2024/25)	54.6p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information, plans in PDF and CAD or to arrange an inspection of the property please contact sole agents:-

Andrew Morrish
01273 617141
07919 172115
amorrish@cradick.co.uk

Josh Heap
01892 707502
07538 492812
jheap@cradick.co.uk

Subject to Contract and Exclusive of VAT



