

- 1** TRAIN STATION
- 2** MARKS & SPENCER
- 3** DEBENHAMS
- 4** ARNDALE SHOPPING CENTRE
- 5** T J HUGHES DEPARTMENT STORE
- 6** RETAIL
- 7** TESCO EXPRESS
- 8** RETAIL
-  PROPOSED A1/A3 DEVELOPMENT

**6,000 SQ FT APPROX GROUND FLOOR PREMISES
COULD BE DIVIDED IF NECESSARY | SUITABLE FOR RETAIL OR RESTAURANT**

PROMINENT LOCATION CLOSE TO MAIN SHOPPING CENTRE AND SEAFRONT
50 YARDS FROM EASTBOURNE PIER WHICH ATTRACTS OVER 4 MILLION VISITORS PER YEAR
NEAREST SUBSTANTIAL RETAIL OUTLET TO NORTH AND EAST HOUSING SUBURBS

EASTBOURNE

EASTBOURNE

Located some 65 miles south of London and 20 miles east of Brighton, Eastbourne is a prosperous Sussex coastal town and popular holiday resort, conference and commercial centre receiving approximately 4 million visitors annually.

Eastbourne has a catchment population close to 2 million with, it is forecast, an increasing population over the next 10 years due to development activity and inward migration. The town also has the benefit of a well established student population.

Eastbourne has excellent communications, with the main railway station being situated in Eastbourne town centre. From here there are regular services to London Victoria. By road, London and Eastbourne are connected using the A23 and A27 via Brighton with connections from Hastings using the A27.

PLANS

Available on request.

TERMS

The premises are available to lease or for sale. Rent and price on application.

VIEWING

For further information contact joint sole agents:

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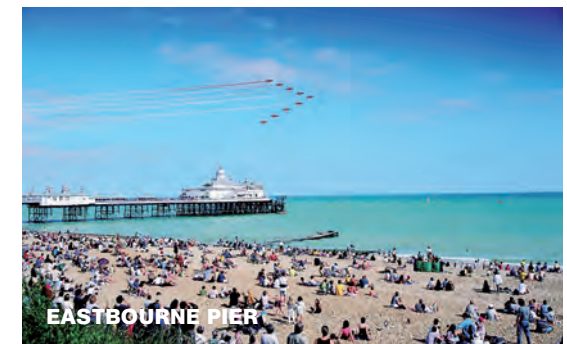
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DESCRIPTION

The property is situated close to the new Tesco Express, prominently located at the junction of Cavendish Place with Seaside Road, one of the busiest junctions in Eastbourne. The ground floor provides an approximate area of 6,000 sq ft (577 sq m) split across two levels ideally suited for single occupation by a retailer or restaurant user.

In addition, the property is located on the most frequently serviced bus route into the town centre and within easy walking distance of the prime retail pitch, which is the pedestrianised part of Terminus Road, where multiples such as Boots, Monsoon, New Look, Waterstones and Superdrug are situated. Also nearby are Marks & Spencer and Debenhams.



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