



FOR SALE/TO LET

RETAIL – 673 SQ FT (62.50 SQ M) – WITH A3 POTENTIAL
20 Cornfield Road, Eastbourne, BN21 4QE

SHW

Rent | £30,000 PAX PLUS VAT

LOCATION

Cornfield Road is located between Eastbourne Arndale Centre and the War Memorial roundabout. The premises can be found on the western side of the street between the junctions of Lushington Road and Hyde Gardens.

The property occupies a prominent position, with the street scene boasting a variety of retailers leading to the Arndale Shopping Centre. Retailers include: Lakeland, Steamer Trading, Toni & Guy, Pizza Express, Games Workshop, The Co-op, Weatherspoons and Fox & Sons, estate agents.

DESCRIPTION

The unit comprises a ground floor shop with first floor office/storage area, accessed via an internal stairwell and basement.

EPC

The property has an EPC rating of D

TENURE

The premises has A3 potential.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Sales	673	62.5
First Floor	205	19
TOTAL	878	81.5

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £21,750

VAT

VAT is to be charged on the quoting terms.

LEGAL COSTS

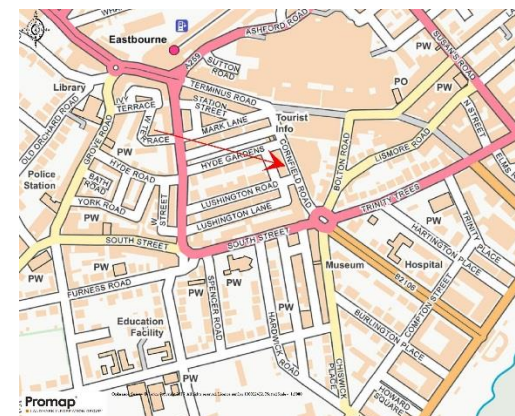
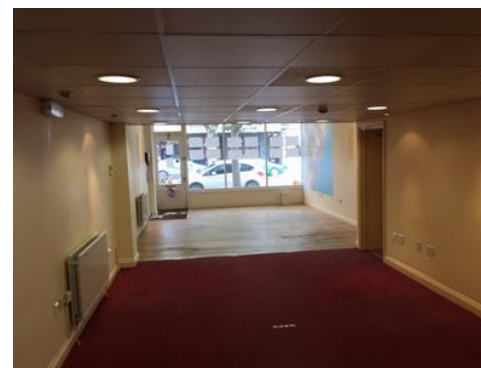
Each party to be responsible for their own legal costs.

RENT

£30,000 Per annum

FOR SALE

Offers Invited – in excess of £550,000



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