

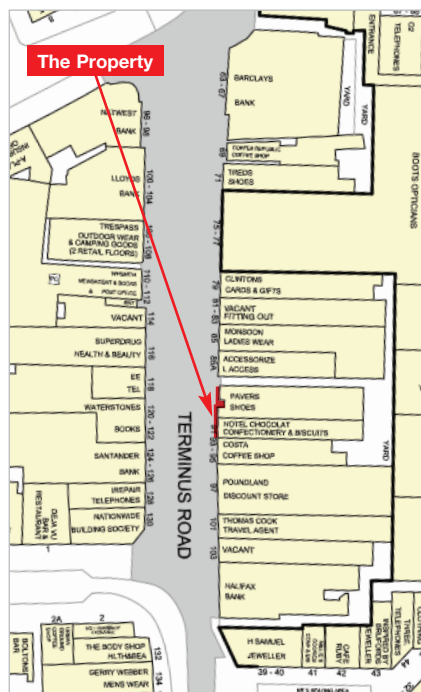
## Eastbourne

87- 91 Terminus Road  
East Sussex  
BN21 3NJ

- **Freehold Shop Investment**
- Entirely let to Arcadia Group Limited until 2024
- Shops sub-let to Hotel Chocolat and Pavers
- Includes three flats above which have been sub-let
- Town centre location on busy pedestrianised street
- Rent Review 2019
- Current Rent Reserved  
**£138,250 pa**

On the Instructions of a  
Major UK Fund Manager

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Eastbourne has a population of some 95,000 and is a well-known resort town and conference centre located on the East Sussex coast, midway between Brighton and Hastings. The town is served by the A22, A27 and A259 coast road and in addition benefits from regular rail services to London (Victoria).

The property is located north of Terminus Road, close to its junction with Bolton Road. One of the entrances to the Arndale Centre is some 57 metres away, while Eastbourne Rail Station is approximately 310 metres away.

Occupiers close by include Poundland, Costa, Halifax, New Look and Debenhams. Arndale Centre is also home to McDonald's, Boots, Marks & Spencer, Topshop, Starbucks and Sports Direct, amongst many others.

### Description

The property is arranged on basement and ground floor to provide two ground floor shops, one of which (No 91) has storage in the basement and the other (No 87-89) has mezzanine WCs. The upper parts comprise three flats which are accessed via a right of way along the passageway to the side of the Pavers unit.

The property provides the following accommodation and dimensions:

#### 87/89 Terminus Road (sublet to Pavers)

Gross Frontage	8.15 m	(26' 9")
Built Depth	30.50 m	(100' 1")
Ground Floor Sales	113.35 sq m	(1,220 sq ft)
Ground Floor Ancillary	104.80 sq m	(1,128 sq ft)

#### 91 Terminus Road (sublet to Hotel Chocolat)

Gross Frontage	4.80 m	(15' 9")
Built Depth	30.85 m	(101' 3")
Basement	88.5 sq m	(953 sq ft)
Ground Floor	66.05 sq m	(711 sq ft)

**Total (87/89 and 91)** 372.70 sq m (4,012 sq ft)

**First and Second Floors – Three Flats**

### Tenancy

The entire property is at present let to ARCADIA GROUP LIMITED for a term of 30 years from 30th August 1994 at a current rent of £138,250 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand the shops are sublet to Hotel Chocolat and Pavers on leases expiring July 2024 at £45,000 per annum and £89,200 per annum respectively. The flats are also sublet.

### Tenant Information

No. of Branches: 2,500.

Website Address: [www.arcadiagroup.co.uk](http://www.arcadiagroup.co.uk)

For the year ended 26th August 2017, Arcadia Group Limited reported a turnover of £1,905,447,000, a pre-tax profit of £164,599,000, shareholders' funds of £2,664,965,000 and a net worth of £2,587,129,000. (Source: Experian 22.10.2018.)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate** (Copies available on website)

87/89 EPC Rating 85 Band D

91 EPC Rating 100 Band D

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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