

SHW



CARLISLE NEWSAGENT

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TO LET
01323 437900

SHW RAPPLEYS
SHW.CO.UK rapleys.com
1189 sq ft (110.46 sq m)
FEATURES
Character building, WC, full kitchen, Close & quiet location, Full floor storage area, Glass & heritage, Small energy audit
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01323 737 211
www.dawmousefurniture.co.uk

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&
Furniture!

TO LET

CLASS E RETAIL PREMISES – 1,189 SQ FT (110.46 SQ M)
3 Carlisle Buildings, Carlisle Road, Eastbourne, East Sussex, BN21 4DB

DESCRIPTION

- Character building
- Class E retail premises
- 'White-box' refurbishment
- Glazed frontage and recessed entrance
- Tall ceiling height of 3.8m
- First floor WC
- Small storage cellar

Virtual Tour [click here](#)

LOCATION

Carlisle Road is located between Eastbourne Seafront and the affluent area of Meads. The premises can be found on the northern side of the street at the eastern end between the junctions of Compton Street and Grand Parade. The street scene boasting a variety of local shops, restaurants, cafes and takeaways. The Winter Gardens, Congress Theatre and Devonshire Park lie just to the west with the town centre several minutes' walk away.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Basement	170	15.8
Ground	537	49.9
First	482	44.76
TOTAL	1,189	110.46

RENT

£17,500 per annum, exclusive of other outgoings on a new lease direct with the Landlord.

VAT

VAT will NOT be chargeable on the terms quoted.

RATES

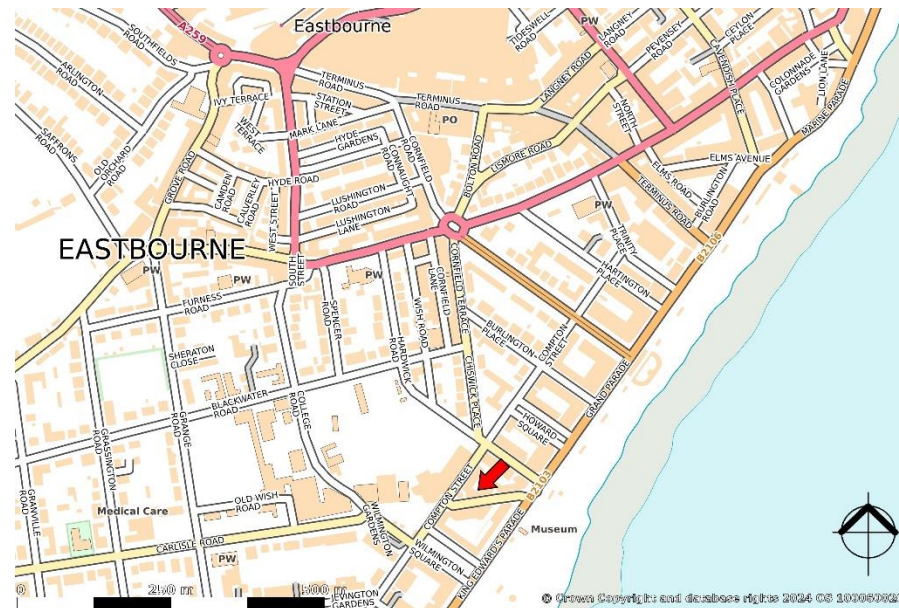
The current [Rateable Value is £14,000](#)
Small Business Rate Relief available, if eligible.

SERVICE CHARGE

No service charge but building insurance is payable.

EPC

[98-D](#)



VIEWINGS –

Max Perkins

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@SHWProperty



SHW Property

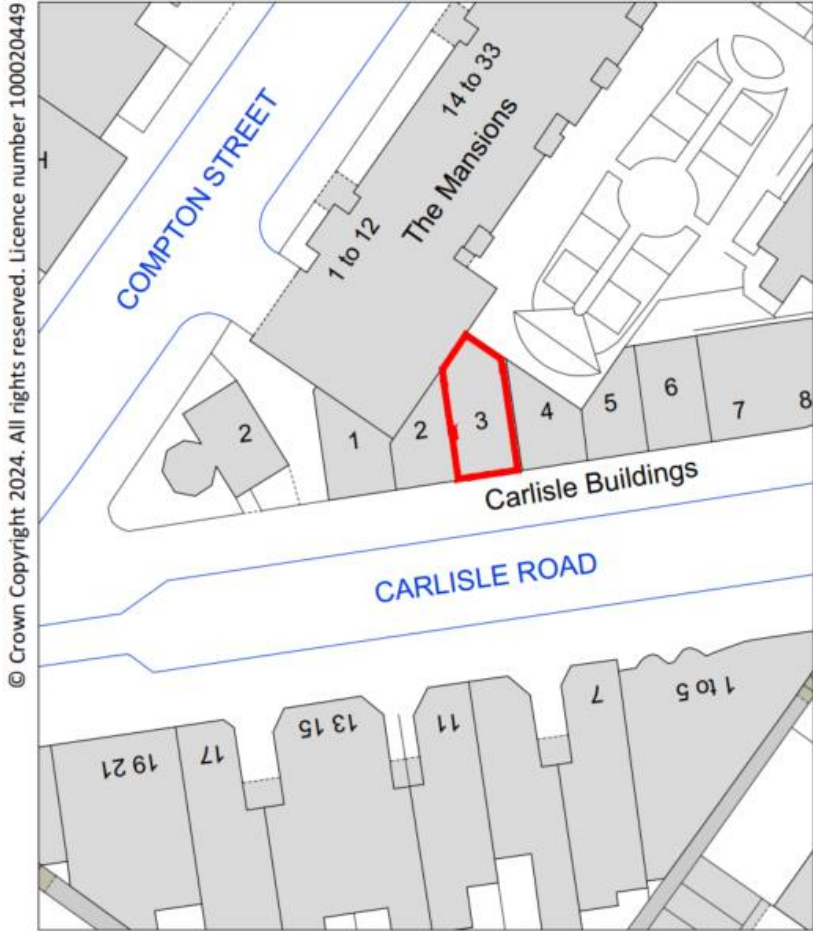


SHW Property

**MAKING
PROPERTY
WORK**

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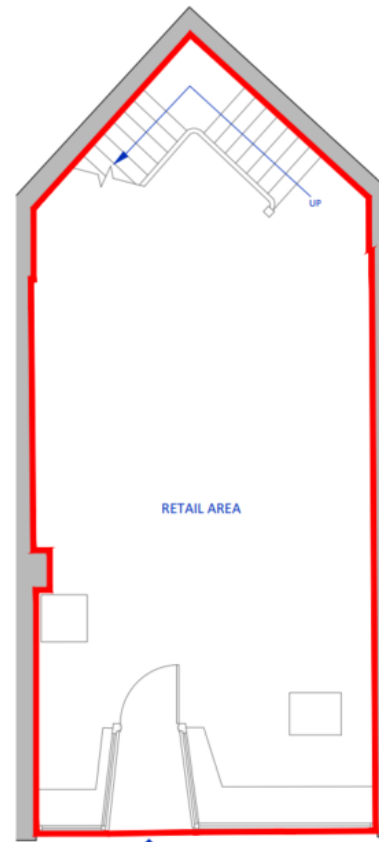
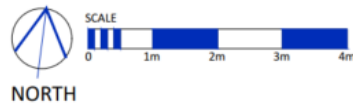
LOCATION PLAN
SCALE 1:1250
(GROUND FLOOR)



PLEASE NOTE - ALL PLANS TO BE PRINTED 'AS IN DOCUMENT' NOT ENLARGED OR SHRUNK TO FIT PAGE

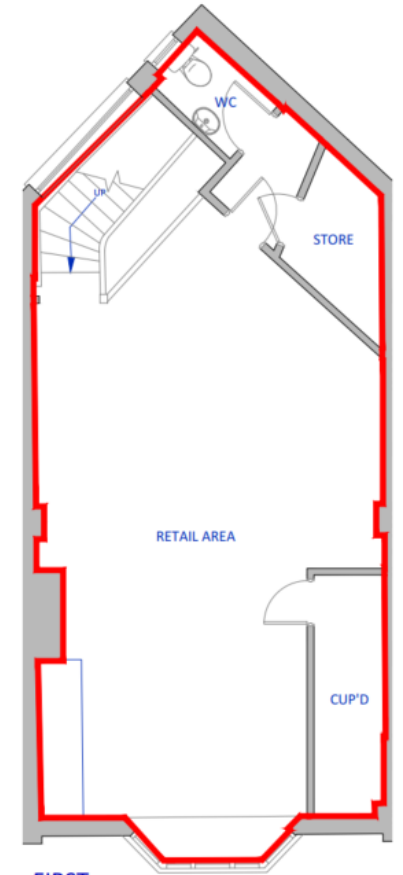


BASEMENT



GROUND FLOOR

CARLISLE ROAD



FIRST FLOOR

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