



8-10 Terminus Road

Eastbourne, BN21 3LP

**Established picture framing
business for sale close to
the station in Eastbourne
Town Centre
£25,000pa/ £70,000
premium**

879 sq ft
(81.66 sq m)

- Superb position fronting main A259 road close to Eastbourne station
- Long established business
- Well presented and ready for continued trading

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Summary

Available Size	879 sq ft
Business Rates	Upon Enquiry
EPC Rating	D

Description

The premises are arranged as retail area to the front with workshops and stores to the rear plus basement as follows:

Retail area – internal width 6.5m (21' 3") x 4.7m (15' 6") – 30.6 sq m (329 sq ft) plus window display 0.6m (2') x 3.4m (11') 2.0 sq m (22 sq ft) overall 32.6 sq m (351 sq ft) fitted with wood laminate flooring, ceiling spot lights plus display shelving. Opening to Workshop area – 4.1m (13' 6") x 6.0m (19'9") 24.6 sq m (267 sq ft) fitted with shelving and strip lights. It is possible, subject to obtaining any necessary consents, to incorporate this area into the front section to create a larger retail area. 2 steps at rear to Stores 4.2m (13' 9") x 6' 6") – 8.4 sq m (89 sq ft) window to rear, fitted with shelving and having hatch to workshop area, opening to further workshop 4.2m (13' 9") x 3.8m (12'6") – 16.0 sq m (172 sq ft) window to rear, door to outside, store cupboard, door to cloakroom fitted with low level wc and wash hand basin.

We are advised there is a basement area suitable for storage and also housing a boiler supplying central heating via radiators.

Total overall usable area 81.6 sq m (879 sq ft)

There is private car parking to the rear of the premises.

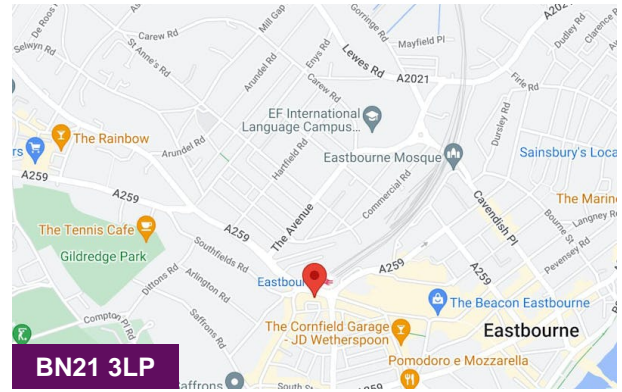
The business is incorporated as a Limited Company and trades as a picture framing shop having been operated by the current owner for over 20 years and been established for 40 years. The owner, who works limited hours, is looking to retire from the business. There are good stock levels of mounts, framing materials etc. with a substantial list of equipment included within the sale. Further details can be seen on our website:- www.oldfield-smith.co.uk/property/eastbourne-framing-company-8-10-terminus-road-eastbourne-business-for-sale

A new lease will be made available on normal proportionally full repairing and insuring basis at a commencement rent of £25,000pa.

Under no circumstances should any staff be approached in the shop as they are unaware of an impending sale. Appointments to view will therefore need to be carried out outside of normal trading hours or when the owner is working without staff.

Location

The premises are located on the A259 road, one of the main routeways to Eastbourne town, close to the roundabout junction and close to the mainline train station. The recently improved and enlarged Beacon shopping centre entrance is close by.



Viewing & Further Information



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