

To Let

Unit 10b, 96 Kingfisher Drive
Langley, Langney Shopping Centre,
Eastbourne, BN23 7RT



08449 02 03 04
avisonyoungretail.co.uk

Location

The Langney Centre is located in Eastbourne, a large seaside town on the south coast of England. Eastbourne is approximately 19 miles east of Brighton and 62 miles south of London.

The Langney Centre is situated 3 miles north east of the town centre and is home to a number of multiple national retailers such as Boots, Tesco, The Works, Poundland and Home Bargains.

Description

The premises is arranged over ground floor providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	89	958

Quoting Rent

Upon application.

Lease Terms

The unit are available by way of a sublease of the existing lease for a term to be agreed.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value: £22,500
UBR (2022/2023): 0.499
Rates Payable: £11,227.50

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

Service charge

TBC

EPC

The Energy Performance Asset Rating is D-81. A certificate can be made available.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsburys/Argos disposals.

<https://sainsburysproperties.co.uk/>

For further information please contact:

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