

To Let

Lock up retail / office unit

8 Elm Grove, Hampden Park, Eastbourne BN22 9NW



Newly refurbished

Approx 290 sq ft, plus rear lobby with work counter, staff WC. New laminate flooring, new suspended ceiling and new steel roller security shutter installed. Would suit small retail office or studio use.

Frontage 23'6"

Net Floor Area Approx 290 sq ft.

Nearby shops include Sainsbury's, Tesco Express, Lloyds Pharmacy and Post Office. The unit is directly on the pedestrian route between Sainsbury's and Hampden Park shops.

There is free on-street parking immediately outside and the mainline railway station at Hampden Park is within a few hundred yards.

The premises are offered on a full repairing and insuring lease for a term to be agreed at a rent of

£350 per month

Rateable value £2,550, small business rates payable £86.49/mth



The original shop door, with attractive moulding, has been retained and refurbished, to enhance the blend of character and modern styling.

The laminate flooring is high quality 'Quickstep' brand, in oak, providing an attractive finish to a low maintenance floor.

The property benefits from large south east facing windows, providing generous natural lighting.



The property also enjoys a deep front forecourt that may be used for parking or for display.



The newly installed security shutter is electrically operated and has a durable, powder coated finish in blue, with the added feature of 'fish-eye' perforations, providing 30% light penetration when closed.



The unit would suit a small professional office or studio, providing a broad street presence and comfortable, stylish accommodation.

**For more details and to arrange viewing, please call 023 9234 0770
or e-mail tony.marshall@marshallroche.co.uk**

**Marshall Roche Property Services Limited, 1Portland Buildings, Stoke Rd, Gosport, Hants PO12 1JH
Co Reg 3000274**

*These details have been prepared in good faith but do not form part of any contract or assurance
and interested parties must make their own inspection.*