

# To Let

## Lock up retail / office unit

8 Elm Grove, Hampden Park, Eastbourne BN22 9NW



**(Please note – refurbishment still underway when photos taken – almost completed)**

Approx 290 sq ft, rear lobby with work counter, staff WC. New laminate flooring, new suspended ceiling and new steel roller security shutter installed.

**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

**£425 per month**

Rateable value (from April 2010) £2,550



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 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 approximately 30% light penetration when closed.



The unit would ideally suit a small professional office or similar, 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](mailto: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  
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