



SITUATION

Occupying a busy trading position within this established shopping centre amongst such multiples as **NatWest, Tesco,** and **Ladbroke's**, being diagonally opposite Hampden Park Mainline Station.

Eastbourne is one of the main south coast resort towns enjoying excellent road links with the A27 and the A22 London Road and being 20 miles east of Brighton and 14 miles west of Hastings.

PROPERTY

Forming part of a single storey parade comprising a **Ground Floor Shop** with access to a rear service road for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 18'8"
Internal Width 17'8"
Shop Depth 28'10"
Built Depth 42'3"
WC

GIA **Approx 680 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The shop was previously let at £7,500 p.a.

Note 2: The shop benefits from an electric roller shutter security grill.



Vacant Shop

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Macrory Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroryward.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts