



SITUATION

Located close to the junction with Seaside Road within the town centre and approx. 1/3 mile from Eastbourne Pier.
Eastbourne lies on the A259, approx. 18 miles to the east of Brighton and 15 miles to the west of Hastings.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: There may be potential to convert the ground floor shop into residential, subject to obtaining possession and the necessary consents.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 11 (Ground Floor Shop)	Gross Frontage 11'3" Internal Width 7'9" widening to 10'9" Shop Depth 25'9" Built Depth 38'4" WC	Dr H. Sam (African Groceries)	3 years from 5th August 2024	£6,500	Repairing & Insuring - Law Society Lease Tenant's Break August 2026. There is a £1,625 Rent Deposit held.
No. 11a (First & Second Floor Flat)	Not inspected	2 individuals	99 years from 1st January 2002	£170	FRI Rent Reviews in 2035 and 2068. Valuable Reversion in approx. 75 years.
				Total: £6,670	

£6,670 per annum

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

Vendor's Solicitors

Burnetts
Tel: 01228 552 222 Ref: Jessica Quigley
Email: jq@burnetts.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior of Shop