



SITUATION

Located close to the junction with Lottbridge Drive within this established retail parade amongst a host of independent traders being approx. 3 miles north of the town centre. Eastbourne is one of the main south coast seaside resort towns enjoying excellent road links with the A27 and the A22 London Road and being approx. 20 miles east of Brighton and approx. 14 miles west of Hastings.

PROPERTY

Forming part of a retail parade comprising a **Ground Floor Corner Shop benefitting from two frontages** together with separate rear access via a communal balcony to a **Self-Contained Flat** on the first floor.

In addition, the property includes a **Garage**.

VAT is NOT applicable to this Lot

FREEHOLD

Note: Refer to the Auctioneers for the video tour of the flat.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop (No. 5) & Garage	Ground Floor Shop¹ Gross Frontage 25'6" Built Depth 29'6" WC Area Approx. 611 sq ft ¹ Plus Garage	S. Mcadam (Barbers)	5 years from 27th April 2022	£6,000	FRI
First Floor Flat (No. 5a)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC Area Approx. 635 sq ft ²	Individual	6 months from 15th January 2011 (Holding over)	£6,600	AST £650 Rent Deposit held.
				Total: £12,600	

¹Not inspected by Barnett Ross. Area taken from VOA.

²Not inspected by Barnett Ross. Area taken from EPC.

£12,600 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

Vendor's Solicitors

Bower Bailey
Tel: 01865 311 133 Ref: Robert Eden
Email: reden@bowerbailey.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



Entrance to Flat 5A



Garage

