



113-115 Seaside Road, Eastbourne, BN21 3PT

FREEHOLD COMMERCIAL SPACE - FOR SALE

- FREEHOLD - £350,000
- CLOSE TO THE SEAFRONT
- COMMERCIAL SPACES ARE SUITABLE FOR A VARIETY OF USES
- A SHORT WALK FROM EASTBOURNE RAILWAY STATION

Summary

Available Size	5,570 sq ft
Price	Offers in the region of £350,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

A prominent corner freehold building comprising a ground floor retail unit and a commercial unit at basement level, previously operated as a nightclub. The ground floor unit is fully let, while the basement is vacant. The freehold interest also includes 7 residential flats situated above, all of which have been sold on long leases. Of these, five leases have less than 80 years remaining.

Location

The property is situated on the corner of Seaside Road/ A259 and Queens Gardens, which runs south to Eastbourne Seafront. Eastbourne town centre and station are a short walk west with the pier and beach to the south. Nearby occupiers include The Royal Hippodrome Theatre, Tesco Express, Seafront Tandori in addition to an array of independent and national occupiers.

Accommodation

The accommodation comprises the following areas:

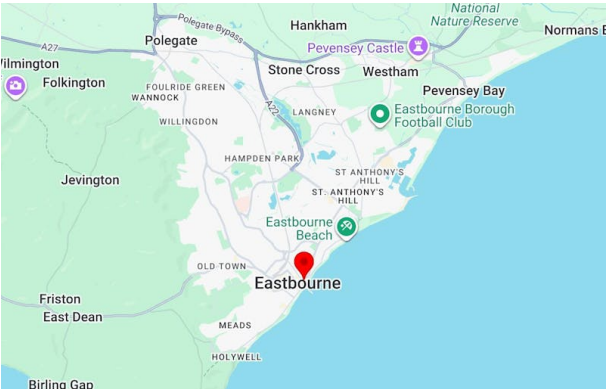
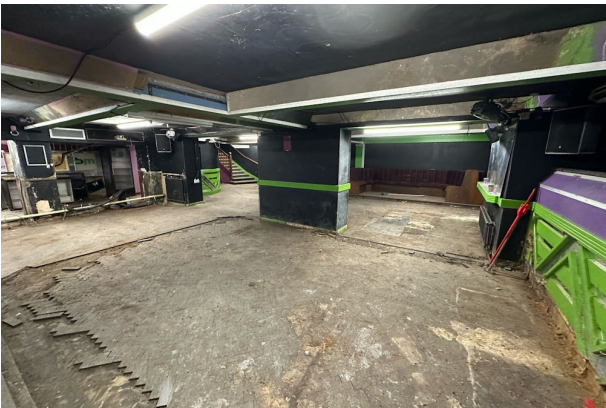
Name	sq ft	sq m
Basement	2,708	251.58
Ground	2,862	265.89
Total	5,570	517.47

Terms

Offers are invited in the region of £350,000 for the freehold interest. The ground floor space is now let, producing an income of £17,500 p.a. and the basement space is under offer. Please enquire for further information.

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.



Viewing & Further Information

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