



113-115 Seaside Road, Eastbourne, BN21 3PH

A3 (Restaurants and Cafes), Development, Development Land, Investment, Leisure, Other - Health / Nursery / Church / Education, Pub / Bar / Club, Restaurant / Cafe, Retail For Sale | Offers in the region of £350,000 | 5,570 sq ft

PART LET COMMERCIAL INVESTMENT FOR SALE IN EASTBOURNE TOWN CENTRE

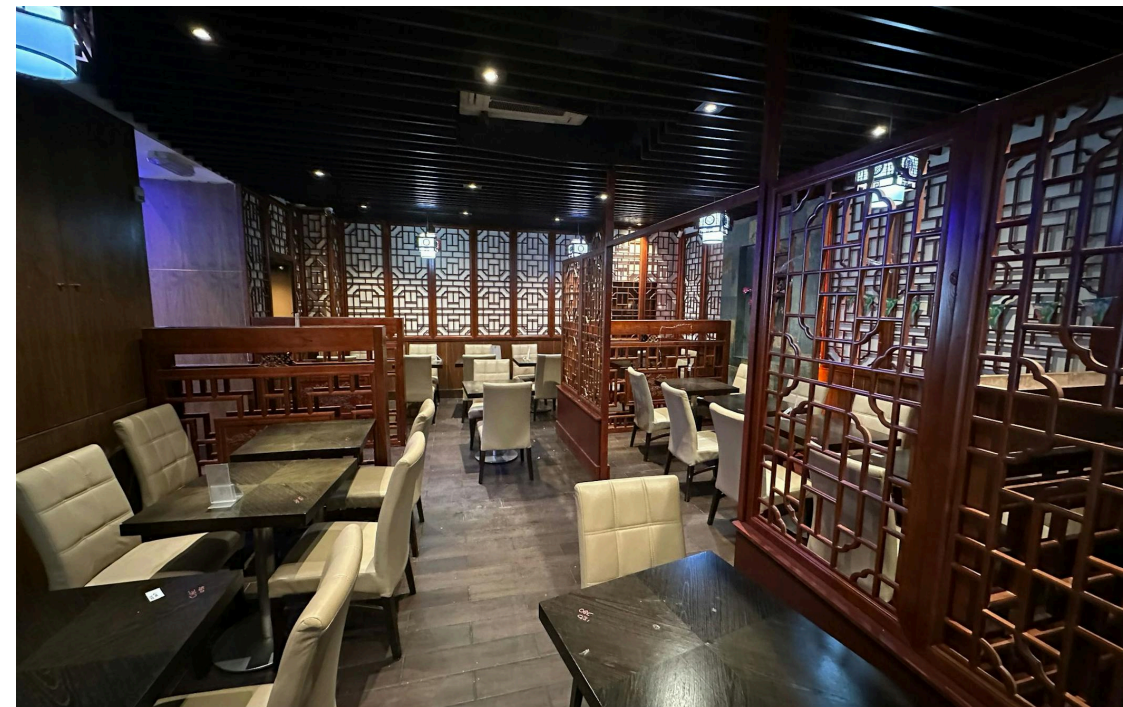


Description

A prominent corner freehold building comprising a fully fitted restaurant at ground floor level and commercial space at basement level, previously used as a nightclub. The ground floor space is recently let whilst the basement space is vacant. The freehold also contains 7 flats above, all sold off by way of long leases with 5 having less than 70 years remaining on their terms.

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 Tandoori in addition to an array of independent and national occupiers.





Summary

- Price: Offers in the region of £350,000
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: B

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

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alex@eightfold.agency

Max Pollock
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max@eightfold.agency

Mr Jack Bree (Joint Agent)
01323 302333
jack@breeprenton.co.uk

Accommodation

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

Terms

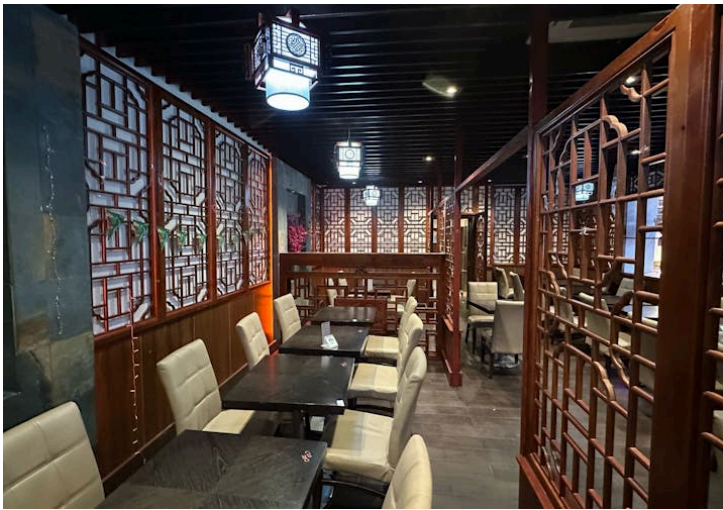
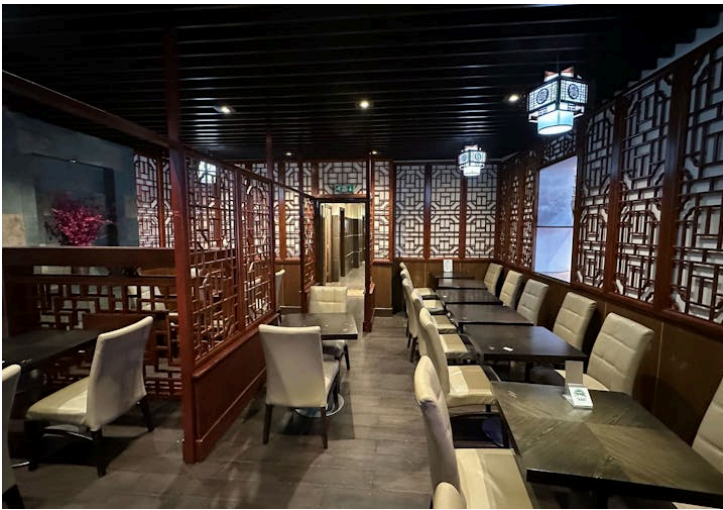
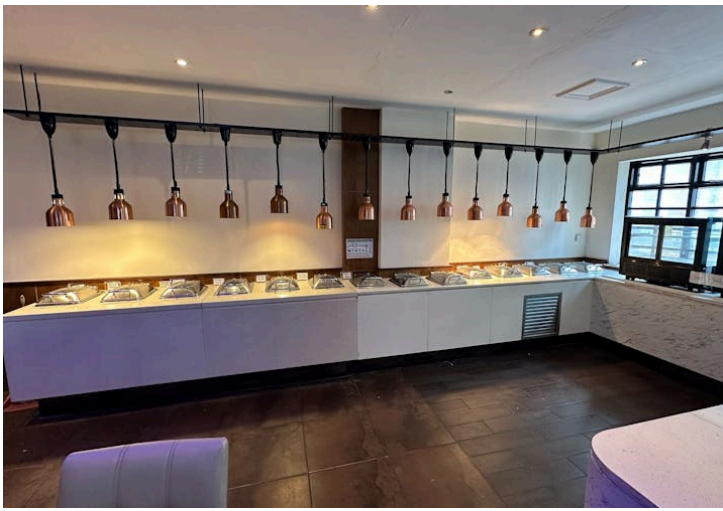
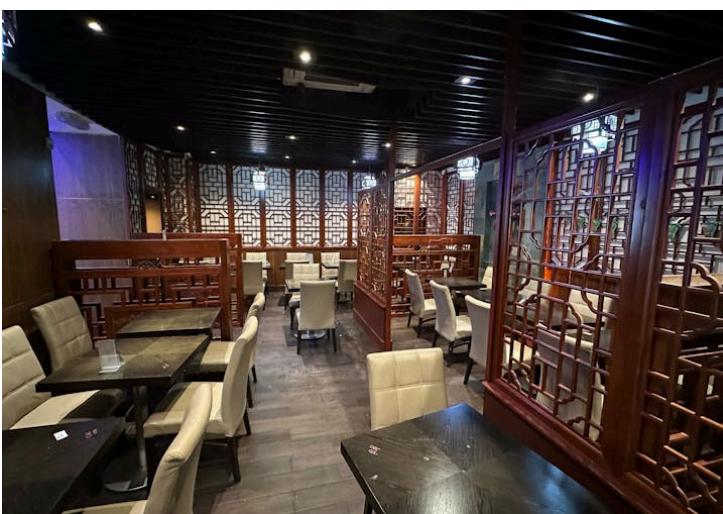
Offers are invited in the region of £350,000 for the freehold interest with vacant possession the basement space & subject to the lease of the ground floor & the leases in place of the 7 flats above.

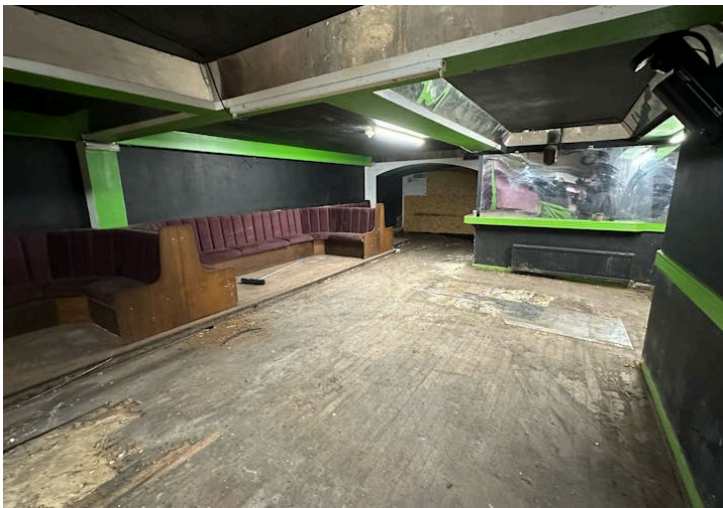
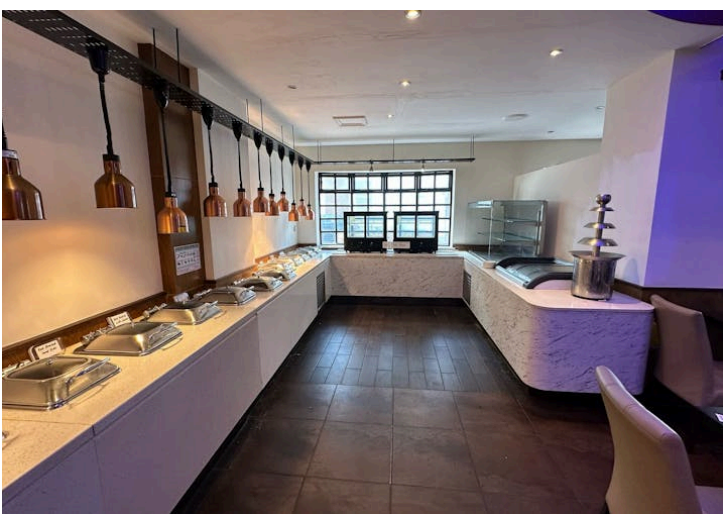
Tenancy

The ground floor space is let to Gheego Limited by way of a lease from December 2026 on an effective full repairing & insuring basis at a rent of £17,500 per annum exclusive. The landlord holds a 3 month rent deposit.

AML

Potential purchasers will be required to provide appropriate identification in line with anti money laundering regulations. Searches will be carried out at the cost of £50 plus VAT per person requiring.





Energy performance certificate (EPC)

LOWER GROUND FLOOR 113-115 Seaside Road EASTBOURNE BN21 3PH	Energy rating	Valid until:	18 December 2032
	B	Certificate number:	3602-3232-0362-7692-7092

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	399 square metres

Rules on letting this property

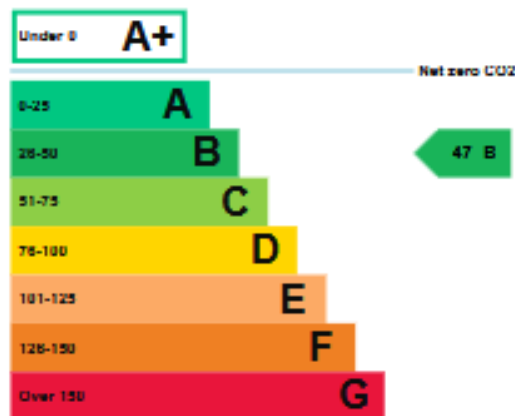
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

15 A

If typical of the existing stock

62 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	60.9
Primary energy use (kWh/m ² per year)	661

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3727-9220-6640-6393-0223\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Aquil Egbewo
Telephone	0203 397 8220
Email	hello@propcert.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206679
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 December 2022
Date of certificate	19 December 2022

Energy performance certificate (EPC)

113-115 Seaside Road EASTBOURNE BN21 3PH	Energy rating	Valid until:	18 December 2032
	B	Certificate number:	2041-3612-3020-9498-6291

Property type: Restaurants and Cafes/Drinking Establishments/Takeaways

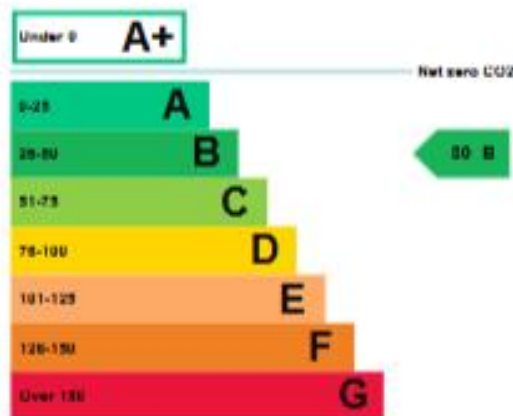
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How this property compares to others

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If newly built

32 B

If typical of the existing stock

128 F

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	30.3
Primary energy use (kWh/m ² per year)	190

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6608-3442-4002-1192-2992\)](#).

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