



**14, 14a & 14b**

**Sutton Road, Seaford, BN25 1RU**

**Rare Freehold Mixed-Use  
Investment For Sale.  
324 sq ft Retail Unit plus  
Residential Flats**

**324 sq ft**  
(30.10 sq m)

- Town centre and seaside location
- Fully let investment
- Freehold interest, subject to Leases
- Retail unit, 2 flats and associated gardens
- Income of £23,380 per annum

# 14, 14a & 14b, Sutton Road, Seaford, BN25 1RU

## Summary

<b>Available Size</b>	324 sq ft
<b>Price</b>	£340,000
<b>Rateable Value</b>	£6,300 Retail
<b>EPC Rating</b>	Upon enquiry

## Residential

Council Tax - A

## Description

Fantastic opportunity to acquire a mixed-use freehold investment property on the south coast, subject to a retail commercial lease, an AST and a residential long lease.

No. 14 is a lock up retail unit equating to approx. 324 sq ft trading as Holy Cow, which is an independent ice cream parlour with a supplementary food and drink offering. Holy Cow have been in occupation for 10 years; their current lease runs from 16th February 2025 for a term of 5 years with a mid-term tenant only break and a passing rent of £9,000 per annum exclusive. There is also a Head Lease of No.14 which enables the property to be held in a SIPP.

No. 14a is a 2 bedroom maisonette accessed by its own front door and hallway at ground floor level to the rear of the retail unit. There is a separate kitchen, large living/dining room, bathroom at first floor and 2 spacious double bedrooms on the 2nd floor. There is good storage throughout and it has its own private garden. There is a separate Head Lease included in the sale, subject to a periodic tenancy with a passing rent of £14,280 pa.

No. 14b is a 1 bedroom dwelling over ground and first floor with secure garden. It benefits from a separate kitchen and living room on the ground and 1 double bedroom and bathroom at first floor level. 14b has been sold-off on a Long-Leasehold Interest expiring 28 September 2085 (59 years unexpired) with a ground rent of £100 per annum.

A copy of the legal pack is available upon application.

## Location

The premises are located in a parade of shops in Sutton Road, close to the junction with Broad Street, the main shopping thoroughfare in Seaford town. The A259 coast road links Eastbourne to Brighton city centre. The railway station in Seaford town, is a short walk from the property and has train links to London and Brighton.

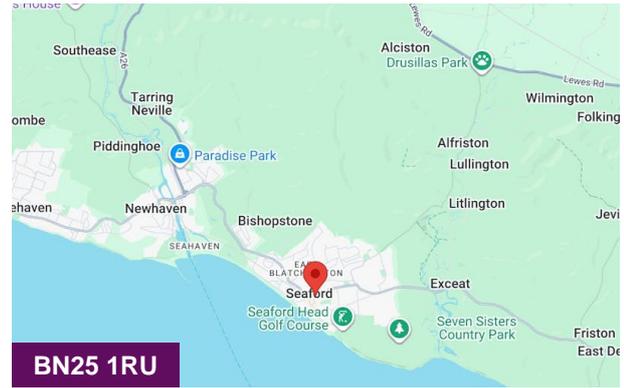
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - R	324	30.10	Available
<b>Total</b>	<b>324</b>	<b>30.10</b>	

## Please note

Photos are of No.14a pre current tenant.



## Viewing & Further Information



**Alex Roberts**

01825 762 222 | 07795 212 798

alex@oldfield-smith.co.uk



