



113-115 Seaside Road, Eastbourne, BN21 3PT

FREEHOLD COMMERCIAL SPACE - FOR SALE

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

Summary

Available Size	5,570 sq ft
Price	Offers in the region of £350,000
Rates Payable	£18,463 per annum The basement space sits below the threshold for small business rate relief & as such could qualify for 100% small business rate relief subject to status.
Rateable Value	£37,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

A prominent corner freehold building comprising a fully fitted restaurant at ground floor level and commercial space at basement level, previously used as a nightclub. Both commercial spaces are vacant and have rear access. 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 Tandori in addition to an array of independent and national occupiers.

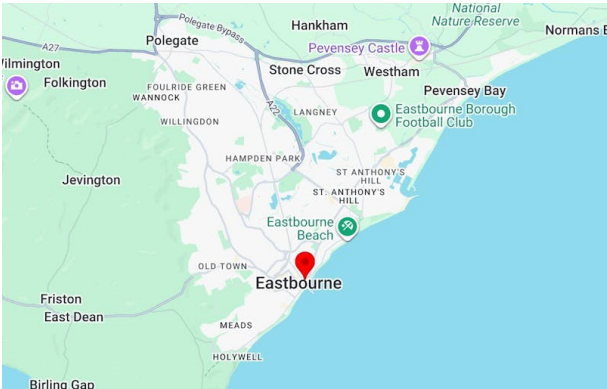
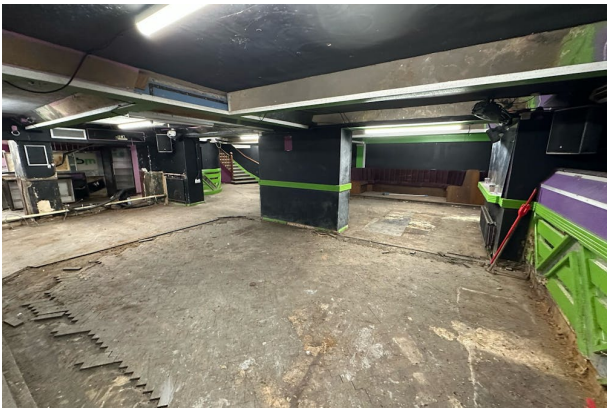
Accommodation

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

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties.



Viewing & Further Information

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