



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position in the main town centre, close to the junction with Susans Road, amongst a host of established retailers, bars and restaurants, together with a large **T J Hughes Department Store**.

Eastbourne is one of the main south coast resort towns enjoying excellent road links with the A27 and the A22 London Road and being 20 miles east of Brighton and 15 miles west of Hastings.

PROPERTY

Forming part of an established parade comprising **4 Ground Floor Shops and 16 Flats** on the Upper Floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note: The Freeholder insures the building. Current Sum insured £1,750,000. Current premium £4,770.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 42-44 & 50	3 Shops	Various	Held on two 999 year leases from 2011	Peppercorn	Each FRI
No. 52	1 Shop	Happy Pet Ltd	999 years from 23rd March 2011	£100	FRI
Nos. 40 & 42 – 46 & 48	16 Flats	Douglas Graham Developments Ltd	Held on two leases for 999 years from 2010	Peppercorn	Each FRI
TOTAL				£100	

£100 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Spratt Endicott Solicitors - Tel: 01295 225 721
Ref: Ms Nicola Muir - Email: nmuir@se-law.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts