



6 WEEK COMPLETION

SITUATION

Occupying a prominent position close to the junction with Lottbridge Drive serving the surrounding residential area being near to Hampden Park (Sussex) Railway Station. 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

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first and second floor level. In addition, the property benefits from a small rear yard.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'6" Internal Width 11'3" Narrowing to 8'11" at rear Shop Depth 16'8" Built Depth 32'11" WC				VACANT
First & Second Floor Flat	Not Inspected	Individual	125 years from 29th September 2003	£50	

Vacant Shop

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

Clifford Dann **JOINT AUCTIONEERS**
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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 £350 (including VAT) upon exchange of contracts