

6 WEEK COMPLETION



**SITUATION**

In the centre of an established residential area approx 200 yards from the main shopping area at Terminus Road and Eastbourne Station. Terminus Road leads to the sea front. 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**

An attractive imposing 1970s corner **Detached 3-Storey Office Building** with covered car park for 14 cars and WCs on 4 levels with passenger lift, double glazing and central heating. Each floor is in clear space but with demountable partitioning into smaller offices.

**ACCOMMODATION**

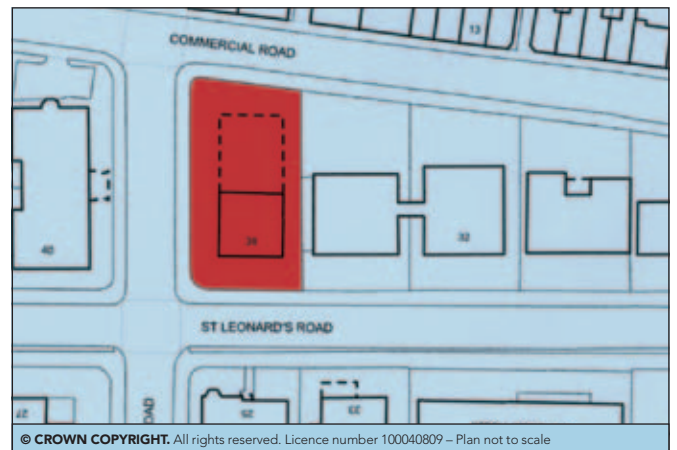
Ground Floor Area	Approx	2,815 sq ft
First Floor Area	Approx	2,815 sq ft
Second Floor Area	Approx	2,815 sq ft

**Total Area**                      **Approx 8,445 sq ft**

VAT is NOT payable in respect of this Lot

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note: Following the recent announcement by the Government encouraging Local Authorities to grant change of Use from offices to residential, it is considered that the property would be ideally suited for conversion to flats.**



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**Vacant Office Building**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

**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