

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position close to the junction with Ceylon Place and just a short walk from Marine Parade and the seafront.

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 **2 Ground Floor Shops**, one of which benefits from internal and separate rear access via Ceylon Place to a **Self-Contained Flat** on part ground, first and attic floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 38 (Ground Floor Shop & Flat)	Ground Floor Shop Internal Width 9'10" (max) Shop Depth 23'4" Built Depth 40'9" Part Ground, First & Attic Floor Flat 3 Rooms, Kitchen, Conservatory, Bathroom/WC, separate WC plus Attic	S. Cheffings and P. Stevens (Household Goods & Gifts)	5 years from 18th August 2012	£8,000	FRI by way of service charge
No. 36 (Ground Floor Shop)	Internal Width 9'2" (max) Shop Depth 28'4" Built Depth 36'8" WC	C. Boustany (Hairdresser)	6 years from 19th June 2008	£4,000	FRI by way of service charge
TOTAL				£12,000	

£12,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Carpenters Rose - Tel: 020 8906 0088
Ref: M. Rose Esq - Email: mr@carpentersrose.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 £350 (including VAT) upon exchange of contracts