

6 WEEK COMPLETION



**SITUATION**

Located within this established shopping parade which includes a **Co-Operative Food** and **Betfred** and close to the junction with Rodmill Drive and being only 2 miles north of the Town Centre.

Eastbourne is one of the main South Coast resort towns being approximately 20 miles east of Brighton.

**PROPERTY**

Forming part of a parade comprising a **Ground Floor Shop** benefitting from parking at the front and side with a separate rear entrance to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Garage** and benefits from a rear service road for unloading.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Garage	<b>Ground Floor Shop</b> Gross Frontage 18'10" Internal Width 17'2" Shop & Built Depth 38'2" WC <b>Plus Garage</b>	<b>Miss C. Hill (Hairdresser)</b>	20 years from 10th December 2002	£7,000	FRI <b>Rent Review 2017</b> <b>Note: The shop has traded as a hairdressers for over 20 years</b>
First & Second Floor Flat	Not Inspected	Individual	125 years from completion	Peppercorn	FRI
<b>TOTAL</b>				<b>£7,000</b>	

**£7,000 per annum**

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

**VENDOR'S SOLICITORS**  
Harold Stock & Co. - Tel: 01457 836174  
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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 £500 (including VAT) upon exchange of contracts