



SITUATION

Occupying a prominent trading position close to the junction with Terminus Road which is the town's principal thoroughfare, just yards from **T J Hughes Department Store** and amongst a number of other multiples and established local traders. 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 corner property comprising a **Ground Floor Shop and Basement** with separate side access from Elms Road to **3 Self-Contained Flats** on first, second and third floors. There is also a further **Ground Floor Shop and Basement** at the rear accessed from Elms Road.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement plus Rear Shop	Ground Floor Shop Gross Frontage 21'0" Internal Width 18'4" Shop Depth 47'3" WC Basement Storage Approx. 525 sq.ft Rear Ground Floor Shop Internal Width 25'0" Shop Depth 17'6" Basement – Not Inspected	Scope (Having approx 250 branches) (T/O for Y/E 31/3/13 £102.96m, Pre-Tax Loss £349.000 and Net Worth £31.7m)	25 years from 24th June 1992	£10,750	FRI The rear Shop is sub-let by Scope as an Aquarium Centre.
First, Second and Third Floors (3 Flats)	Not Inspected	Each let to an Individual	Each 125 years from 1st December 1993	£75 (£25 per flat)	Each FRI
TOTAL				£10,825	

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The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
 Rexton Law LLP - Tel: 020 8819 5899
 Ref: D. Zysblat Esq - Email: daniel@rextonlaw.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 £500 (including VAT) upon exchange of contracts