

**6 WEEK COMPLETION**



**SITUATION**

Forming part of a prominent retail parade containing a **McColl's** near to a **Co-Operative Food** and within walking distance of **Hampden Park Mainline Station**.

Eastbourne is an attractive and popular resort town located approximately 55 miles south of London between Brighton and Hastings.

**PROPERTY**

Forming part of a modern parade of brick construction comprising **3 Ground Floor Shops** with separate rear access to **3 Self-Contained Flats** above. In addition, the property 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 16	Gross Frontage 20'9" Internal Width 19'10" Shop Depth 36'2" Built Depth 42'11" WC	<b>J R Coote (Hairdresser)</b>	16 years from 26th October 2000	£5,200	FRI <b>Tenant in occupation over 14 years.</b>
Ground Floor Shop 18	Gross Frontage 20'9" Internal Width 19'8" Shop Depth 36'2" Built Depth 42'11" WC	<b>Mr and Mrs Pass (Second Hand Goods)</b>	10 years from 24th June 2002 (Holding Over)	£5,200	FRI <b>Tenant in occupation over 12 years.</b>
Ground Floor Shop 20	Gross Frontage 20'9" Internal Width 19'7" Shop Depth 36'2" Built Depth 42'11" WC	<b>VACANT</b>			
First Floor Flats 15,17 and 19	3 Flats – Not Inspected	Various	Each 999 years from 2007	£450	Each FRI Each £150 p.a. fixed
<b>TOTAL</b>				<b>£10,850 Plus Vacant Shop</b>	

**£10,850 p.a.  
Plus Vacant Shop**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**

Spratt Endicott – Tel: 01280 730 880  
Ref: Ms N Muir – Email: nmuir@se-law.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