



### SITUATION

Located on the junction with Seaside, amongst such multiples as **Ladbrokes** and **Papa John's** as well as a variety of independent traders serving this residential area, only a few minutes' walk from Eastbourne Pier and seafront.

Eastbourne is situated approximately 20 miles east of Brighton and 15 miles west of Hastings, enjoying easy access via the A22 and A27.

### PROPERTY

Forming part of a parade comprising a single storey **Ground Floor Shop**.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage	14'0"
Internal Width	12'5"
Shop Depth	16'8"
Built Depth	26'2"
WC	

**VAT is NOT applicable to this Lot**

### FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease to **I. Savina (t/a Just Sew Tailors)** for a term of 1 year from 30th November 2015 (holding over) at a current rent of **£6,000 per annum** exclusive.

**Note: £500 Rent Deposit held.**



**£6,000** per annum

The Surveyors dealing with this property are **Elliott Greene** and **Jonathan Ross**

### Vendor's Solicitors

Carpenters & Co  
Tel: 020 8669 5145 Ref: Simon Mclwaine  
Email: simonm@carpenterssolicitors.co.uk

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page