

Lot 12

2a, 4, 4a & 6 Wickham Avenue,
Bexhill-on-Sea, East Sussex TN39 3EN

***Guide: £160,000+**
Commercial Investment with
Residential Development Opportunity
6 week completion



SITUATION

Located close to the junction with Sackville Road amongst a host of independent retailers serving the surrounding residential and tourist population.

Bexhill-on-Sea is a popular coastal town approx. 5 miles west of Hastings and 12 miles east of Eastbourne.

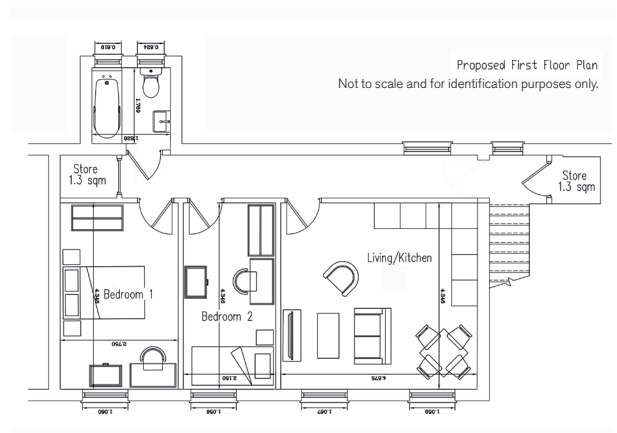
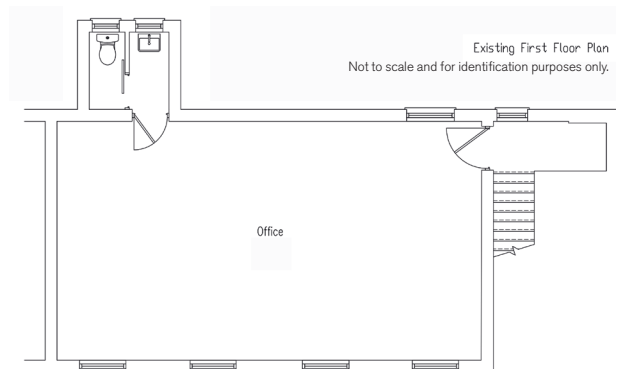
PROPERTY

A mid terraced building comprising **2 Ground Floor Shops** with separate front access to a **Self-Contained Office** on the first floor.

Note: There may be potential to add an additional floor to create further accommodation, subject to obtaining possession and the necessary consents.

VAT is NOT applicable to this Lot

FREEHOLD



£9,500 per annum
Plus Vacant First Floor

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Ellis Jones

Tel: 01202 057 815 Ref: Richard Toombs

Email: richard.toombs@ellisjones.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

Property	Accommodation ¹		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 4/4a (Ground Floor Shop)	Area WC	Approx. 403 sq ft	L.Iles (Hairdresser)	5 years from 1st April 2019	£5,000	Repairing & Insuring – see lease The tenant did not operate the 2021 Break Clause. There is a £833 Rent Deposit held.
No. 6 (Ground Floor Shop)	Area WC	Approx. 339 sq ft	K. Mills (Children's Clothes)	10 years from 24th July 2014	£4,500	FRI The tenant did not operate the 2019 Break Clause. There is a £1,125 Rent Deposit held.
No. 2a (First Floor Office)	Area	Approx. 513 sq ft			VACANT	

On 14th February 2022, Rother District Council confirmed that Prior Approval is not required for 'change of use from office (Use Class E) to 1 self-contained flat (Use Class C3)'.

Refer to Legal Pack for Documentation and Floor Plans which shows the proposed flat comprising 2 Bedrooms, Living Room/Kitchen, Bathroom/WC.

¹Not inspected by Barnett Ross. Areas taken from VOA.

**Total: £9,500 plus
Vacant First Floor**