

LOT  
**6**

108 Seaside, Eastbourne  
BN22 7QP

**Guide Price £95,000\***

**FREEHOLD INVESTMENT OPPORTUNITY**



This freehold investment property consists of a lock up shop unit that is currently let on an annual licence at £7,000pa and two flats above within a terraced dwelling. The flats have been sold off on leases and generate ground rent income of £300 and £35 rising respectively. The property is sold with the benefit of this ongoing income. The property is situated close to the centre of Eastbourne and within a short walk of the seafront and promenade. Section 5 notices have been served and we understand that the lessees have not exercised their right to purchase.

#### **ACCOMMODATION**

Shop unit approximately 558 sf and let on annual licence at £7,000 pa. Flat A - Held on a lease of 189 years from 25th December 1986 at a ground rent of £300 pa Flat B - Held on a lease of 99 years from 2th December 1986 at a ground rent of £35pa that is rising.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

Eastbourne Council

Shop Rateable Value £7100

Flat 108a Council Tax Band B

Flat 108b Council Tax Band A

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN