

Eastbourne Brassey Parade Brassey Avenue Hampden Park East Sussex BN22 9NG

- **Freehold Mixed Use Parade**
- Comprising seven shops and seven flats
- Commercial accommodation of 823 sq m (8,860 sq ft)
- Sale excludes retail unit No.16 and residential flat No.27
- Significant redevelopment and asset management opportunities (1)
- Total Current Rents Reserved

£58,120 pa

Plus four vacant shops and flats

On behalf of T Perkin and
J Barber of CBRE Ltd acting as
Joint Fixed Charge Receivers

CBRE

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Eastbourne has a population of some 95,000 and is a well-known resort town and conference centre located on the East Sussex coast, midway between Brighton and Hastings. The town is served by the A22, A27 and A259 coast road and in addition benefits from regular rail services to London (Victoria). More specifically, Hampden Park is a neighbourhood of Eastbourne which lies approximately 1.85 miles north of the town centre and the property is situated on the north side of Brassey Avenue, close to its junction with Elm Grove and Rosebery Avenue.

Description

The property is arranged over ground and first floors to provide a mixed use parade comprising seven shops and seven flats, with no.14 benefitting from first floor ancillary accommodation, on a total site areas of 0.16 hectares (0.396 acres). The property benefits from parking to the rear and there is an advertising hoarding to the eastern flank.

NB. Shop 16 and Flat 27 are not included in the sale.

(1) Redevelopment

The property may be suitable for future redevelopment. A detailed planning report is provided in the legal pack. All enquiries should be made via Eastbourne Borough Council.

Tel: 01323 410000.

Website Address: www.eastbourne.gov.uk

VAT

The Receivers believe that VAT is not applicable to this lot. However, the accuracy of this information cannot be guaranteed. Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor M Hind Esq, Dentons. Tel: 0207 842 3311 e-mail: matthew.hind@dentons.com



No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
14	Tesco Stores Limited (not in occupation)	Ground Floor Shop	286 sq m	(3,080 sq ft)	A term of years from 13.12.1996 expiring 23.06.2017 FR & I	£33,300 p.a.	Reversion June 2017
29		First Floor Ancillary Storage	134 sq m	(1,441 sq ft)			
15		First Floor Flat (No access)					
28	Vacant	Ground Floor Shop	90 sq m	(967 sq ft)			
17	Vacant	First Floor Flat	73 sq m	(788 sq ft)			
26		Ground Floor Shop	63 sq m	(680 sq ft)			
18	Vacant	First Floor Flat	56 sq m	(600 sq ft)			
25		Ground Floor Shop	62 sq m	(667 sq ft)			
19	Mr CK Choi and Wilson Choi	First Floor Flat	56 sq m	(600 sq ft)	A term of years from 24.06.1998 expiring 23.06.2018 FR & I	£12,500 p.a.	Reversion June 2018
24		Ground Floor Shop	59 sq m	(633 sq ft)			
20	Vacant	First Floor Flat	56 sq m	(600 sq ft)			
21	Mr P Christou	Ground Floor Shop	61 sq m	(657 sq ft)	A term of years from 25.12.1992 expiring 24.12.2012 FR & I	£12,320 p.a.	Holding over
22		First Floor Flat	56 sq m	(600 sq ft)			
Advertising Hoarding	Vacant	Advertising Hoarding					
						Total £58,120 p.a.	