



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).

This attractive property is situated in the town centre on the east side of Cornfield Road, just south of its junction with the pedestrianised Terminus Road and the Arndale Centre.

Occupiers close by include JD Wetherspoon (adjacent), Co-operative Food, Toni & Guy, Pizza Express, Betfred, NatWest and HSBC amongst others.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor estate agents with ancillary offices and storage accommodation to the first floor and basement.

The property provides the following accommodation and dimensions:

Gross Frontage	6.30 m	(20' 8")
Net Frontage	5.60 m	(18' 5")
Shop Depth	11.60 m	(38' 1")
Built Depth	14.95 m	(49' 0")
Basement	65.8 sq m	(708 sq ft)
Ground Floor	58.5 sq m	(629 sq ft)
First Floor	53.25 sq m	(573 sq ft)
Total	177.55 sq m	(1,910 sq ft)

Tenancy

The entire property is at present let to SEQUENCE UK LTD (t/a Fox & Sons Estate Agents) for a term of 10 years from 4th March 2016 at a current rent of £26,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a tenant's option to determine the lease at the end of the fifth year (1).

Tenant Information

Sequence (UK) Ltd is a national network of estate agents, with over 300 offices operating under 11 different trading names (www.sequencehomes.co.uk).

Fox & Sons opened its first branch in 1868 and now has over 60 branches in the South. (www.fox-and-sons.co.uk)

For the year ended 31st December 2014, Sequence (UK) Ltd reported a turnover of £152.833m, a pre-tax profit of £28.184m, shareholders' funds of £14.568m and a net worth of £13.537m.

(Source: Experian 25.01.2016.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 70 Band C (Copy available on website).

Eastbourne

Fox & Sons

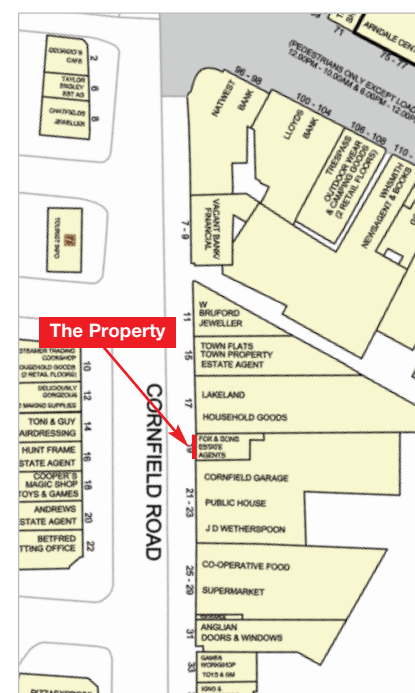
19 Cornfield Road

East Sussex

BN21 4QD

- **Attractive Freehold Estate Agents Investment**
- Let to Sequence (UK) Ltd on a new 10 year lease (1)
- Situated in town centre close to Arndale Centre
- No VAT applicable
- Rent Review 2021
- Current Rent Reserved
£26,500 pa

SIX WEEK COMPLETION AVAILABLE



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

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