

Seaford

20 High Street

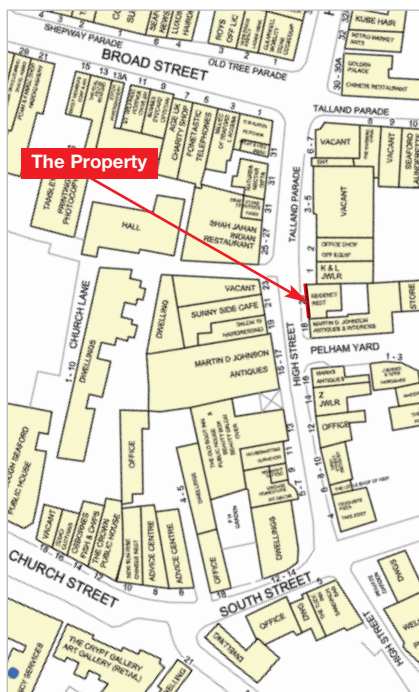
East Sussex

BN25 1PG

- **Attractive Freehold Restaurant Investment**
- Let on a lease for 15 year term
- No VAT applicable
- Listed building
- Rent Review 2018
- Current Rent Reserved

£15,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Seaford is a popular seaside town situated on the South Coast, 14 miles east of Brighton and 10 miles west of Eastbourne. The town enjoys good road access, being linked to the A27. High Street is situated in the town's main shopping area, a short distance from the junction with Broad Street. Occupiers close by include mainly local traders, cafés and antique dealers.

Description

The property is arranged on ground and two upper floors to provide restaurant premises on the ground floor, with kitchen on part of the first floor. The remainder of the first floor and second floor comprise residential accommodation, having access from the main frontage. To the rear is a small walled garden.

The property provides the following accommodation and dimensions:

Ground Floor Restaurant	41.6 sq m	(448 sq ft)
Part First Floor Kitchen	20.5 sq m	(220 sq ft)
Part First Floor and Second Floor Flat –		
2 Rooms, Kitchen and Bathroom		

Tenancy

The entire property is at present let to PAUL WELDON & PATRICIA KIM WELDON for a term of 15 years from 18th November 2013 at a current rent of £15,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

We are advised an EPC is not required.

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 R Pearlman Esq, R Pearlman LLP. Tel: 020 7739 6100 e-mail: rkp@rpandco.com