

Eastbourne

38 St Leonards Road, East Sussex BN21 3UT

- **Freehold Detached Four Storey Office Building**
- Extending to Approximately 748.8 sq m (8,448 sq ft)
- Planning Permission for Conversion of Existing and Construction of Additional Floor to provide 24 Self-Contained Flats (16 x One Bedroom Flats, 4 x Two Bedroom flats and 4 x Studio Flats)
- Occupying a Site Area extending to Approximately 0.078 Hectares (0.194 Acres)

Vacant Possession

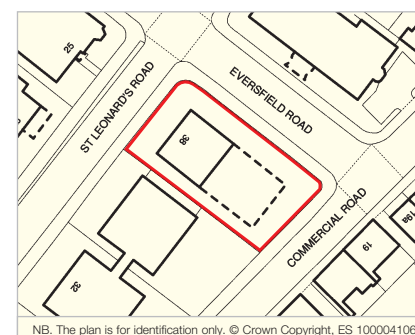


To View

The property will be open for viewing every Monday and Friday before the Auction between 9.30 – 10.00 a.m. (Ref: UD).

Seller's Solicitor

Messrs Crescent Law.
Tel: 0208 640 2300.
Email: webenquiries@crescentlaw.co.uk



NB. The plan is for identification only. © Crown Copyright, ES 100004106

VACANT – Freehold Building with Planning Permission



Tenure

Freehold.

Location

The property is situated on the south side of St Leonards Road, to the west of its junction with Eversfield Road and to the north of Commercial Road. St Leonards Road leads to The Avenue (A2040) to the north-west, which in turn provides access to Upperton Road (A259) to the west. National Rail services run from Eastbourne Station which is located less than half a mile to the south-west. Shops are available in Eastbourne town centre, with a more extensive range of shops being available in Brighton to the west. The open spaces of the South Downs and Eastbourne Seafront are located nearby.

Description

The property comprises a detached building arranged over lower ground, ground and two upper floors beneath a flat roof. There is a car park with 14 spaces which is accessed off Commercial Road. The building is currently arranged to provide office accommodation.

Accommodation

The subject property has not been measured by Allsop. The following areas have been obtained from the VOA. A schedule of Accommodation is set out below.

Planning

Local Planning Authority: Eastbourne Borough Council.
Tel: 01323 415 000.

The property is offered with planning permission dated 12th August 2013 for the 'change of use from B1 (Offices) to C3 (Residential) under Class J (general permitted development) for an existing 3-storey building with a covered car park and WC's on four levels, with a lift, double glazing and central heating, to provide 15 one bedroom flats and 3 studio flats'. (Application No: 130525).

The property benefits from a further planning permission dated 23rd October 2013 for an 'Additional floor to be erected in order to create 6 new flats.' (Application No: 130598). The approved plans reflect a total of 16 x one bedroom flats, 4 x two bedroom flats and 4 x studio flats.

Floor	Existing Accommodation	Area (N/A)	
Lower Ground	Covered Car Park with 14 Spaces, Two Storage Rooms (accessed from the Car Park). WC with 2 basins	N/A	
Ground	8 Partitioned Office Rooms and cupboard, WC with basin, Kitchenette	261.6 sq m	(2,815 sq ft)
First	Open Plan Office, Two Partitioned Offices/Meeting Rooms, Kitchen and cupboard, WC with basin	261.6 sq m	(2,815 sq ft)
Second	Open Plan Office, Seven Partitioned Offices/Meeting Rooms, Kitchen and 3 x WC's/urinals and basins	261.6 sq m	(2,815 sq ft)
Total Area		784.8 sq m	(8,445 sq ft)

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.