

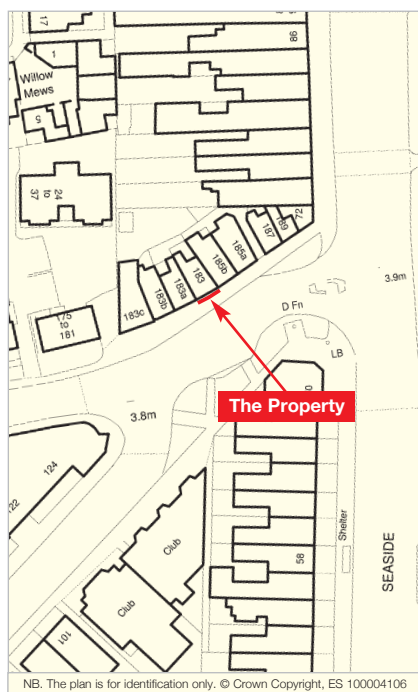
Eastbourne **183 Langney Road** **East Sussex** **BN22 8AH**

- **Freehold Shop Investment**
- Let to Ladbrokes Betting and Gaming Ltd on a lease expiring in September 2019
- No VAT applicable
- Popular south coast town
- Rent Review October 2014
- Current Rent Reserved

£6,850 pa

**RESERVE NOT TO EXCEED
£60,000**

**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).

The property is situated on Langney Road close to its junction with Seaside, which forms part of the A259.

Occupiers close by include Papa Johns and a variety of local traders.

Description

The property is arranged on ground floor only to provide a shop unit, which intercommunicates with the adjacent unit, which does not form part of the property to be sold.

The property provides the following accommodation and dimensions:

Gross Frontage	4.95 m	(16' 3")
Net Frontage	4.45 m	(14' 7")
Shop Depth	8.40 m	(27' 6")
Built Depth	11.60 m	(38' 1")

Tenancy

The entire property is at present let to LADBROKES BETTING AND GAMING LTD for a term of 10 years from 1st October 2009 at a current rent of £6,850 per annum, exclusive of rates. The lease provides for rent reviews in the fifth year of the term and contains full repairing and insuring covenants. The tenants have recently vacated the premises.

Tenant Information

Website Address: www.ladbrokesplc.com

For the year ended 31st December 2010, Ladbrokes Betting and Gaming Ltd reported a turnover of £683.635m, a pre-tax profit of £67.274m and a net worth of £774.89m.

(Source: riskdisk.com 04.11.11.)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 102 Eastbourne**.

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 Ms C Homewood, Tolhurst Fisher. Tel: (01245) 495111 Fax: (01245) 494771 e-mail: chomewood@tolhurstfisher.com