

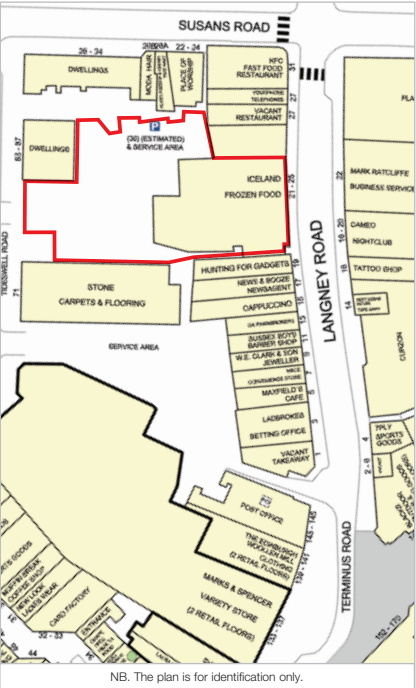
**Eastbourne**  
**21-23 Langney Road**  
**East Sussex**  
**BN21 3QA**

- **Freehold Supermarket Investment and Residential Development Opportunity**
- Comprising a total of 1,060 sq m (11,409 sq ft)
- Supermarket let to Iceland Foods Ltd until 2023 (no breaks)
- Well located in the heart of Eastbourne town centre within 150 yards of The Arndale Shopping Centre
- First floor and land at rear benefit from planning permission to provide 7 flats
- Includes large car park to the rear
- Total Current Rents Reserved

**£87,250 pa**

On behalf of  
Insolvency Practitioners **Deloitte.**

**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 located on the north side of Langney Road in the heart of Eastbourne town centre. The Arndale Shopping Centre is some 150 yards to the south-west, and Eastbourne Rail Station is some 0.4 miles to the west.  
Occupiers close by include Debenhams, Marks & Spencer, Millets, Blacks, Post Office, Caffè Nero, KFC and The Edinburgh Woollen Mill amongst many others.

**Description**  
The property occupies a site which extends to 0.2 hectares (0.5 acres) and is arranged on ground and one upper floor to provide a ground floor supermarket with self-contained office accommodation above, which benefits from planning consent for conversion to form five flats and is accessed from the front. Externally, the property benefits from a large car park to the rear, part of which also benefits from planning permission to erect two flats.

**Planning**  
Part of the rear car park benefits from planning permission to erect a new residential building for 1 x one bedroom flat and 1 x two bedroom flat (App no. 130774).  
The first floor benefits from planning permission dated 28th November 2013 for the change of use to form 2 x two bedroom and 3 x one bedroom flats (Application No. 130775).  
All enquiries should be referred to Eastbourne Borough Council. [www.eastbourne.gov.uk](http://www.eastbourne.gov.uk)

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.

No.	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Iceland Foods Ltd (1)	Ground Floor Sales	499 sq m (5,371 sq ft)	10 years from 08.04.2013 Rent review every 5th year FR & I by way of service charge	£87,250 p.a.	Rent Review 2018
		Ground Floor Ancillary	265 sq m (2,852 sq ft)			
		26 Car Parking Spaces				
First Floor	Vacant	First Floor	296 sq m (3,186 sq ft)	See planning paragraph above	—	—
		<b>Total</b>	<b>1,060 sq m (11,409 sq ft)</b>	<b>Total £87,250 p.a.</b>		

(1) For the year ended 27th March 2015, Iceland Foods Ltd reported a turnover of £2.682bn, a pre-tax profit of £58.794m, shareholders' funds of £709.630m and a net worth of £709.630m. (Source: Experian 14.04.2016.)

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** Alice Donzelot, Olswang LLP. Tel: 0207 067 3000 e-mail: [alice.donzelot@olswang.com](mailto:alice.donzelot@olswang.com)



