

Eastbourne **25 Seaside Road,** **East Sussex** **BN21 3PR**

- **Freehold Mid Terrace Building**
- Internally arranged to provide a Ground Floor A3 Unit and Three Self-Contained Flats
- Retail Unit subject to a Lease
- Two Flats subject to Assured Shorthold Tenancies
- One Flat Occupied by the Borrower
- Total Current Rent Reserved **£23,500 per annum (equivalent)**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Seller's Solicitor
Berwin Leighton Paisner (Ref: EW).
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Freehold Building



Tenure
Freehold.

Location
The property is situated on the south side of Seaside Road (A259), to the east of its junction with Elms Road in Eastbourne town centre. The A259 leads to the A2290 to the north, which in turn provides access to both the A22 and A27. Further shops and restaurants are available along Seaside Road. Eastbourne Rail Station is located approximately 1 mile to the north. Nearby occupiers include TJ Hughes Department Store, Scope Charity Shop and Debenhams Department Store.

Description
The property comprises a mid terrace building arranged over lower ground, ground and three upper floors beneath a pitched roof. The property is internally arranged to provide a ground floor retail unit and three self-contained flats on the upper floors. The flats are accessed from the front.

Accommodation and Tenancies
The first and third floor flats were not inspected by Allsop. The information set out below was obtained from a Valuation Report.

Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Basement	Storage (NIA) 81.81 sq m (880 sq ft)		
Ground	Retail Unit Gross Frontage 5.87 m (19' 3") Net Frontage 4.48 m (14' 8") Shop Depth 13.72 m (45') Built Depth 21.53 m (70' 8") Return Frontage 0.57 m (1' 10") NIA 95 sq m (1,023 sq ft)	Subject to a Lease from 4th April 2013 for a term of 5 years. The property is trading as Babylon Takeaway FR & I	£10,000 p.a.
First	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 26th March 2012 (Holding over)	£6,900 p.a.
Second	Two Bedrooms, Open Plan Kitchen/Reception Room, Bathroom with WC and basin	Occupied by the Borrower on terms unknown	-
Third	Two Bedroom Accommodation	Assured Shorthold Tenancy for a term of 6 months from 24th February 2012 (Holding over)	£6,600 p.a.
Total £23,500 p.a.			

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