

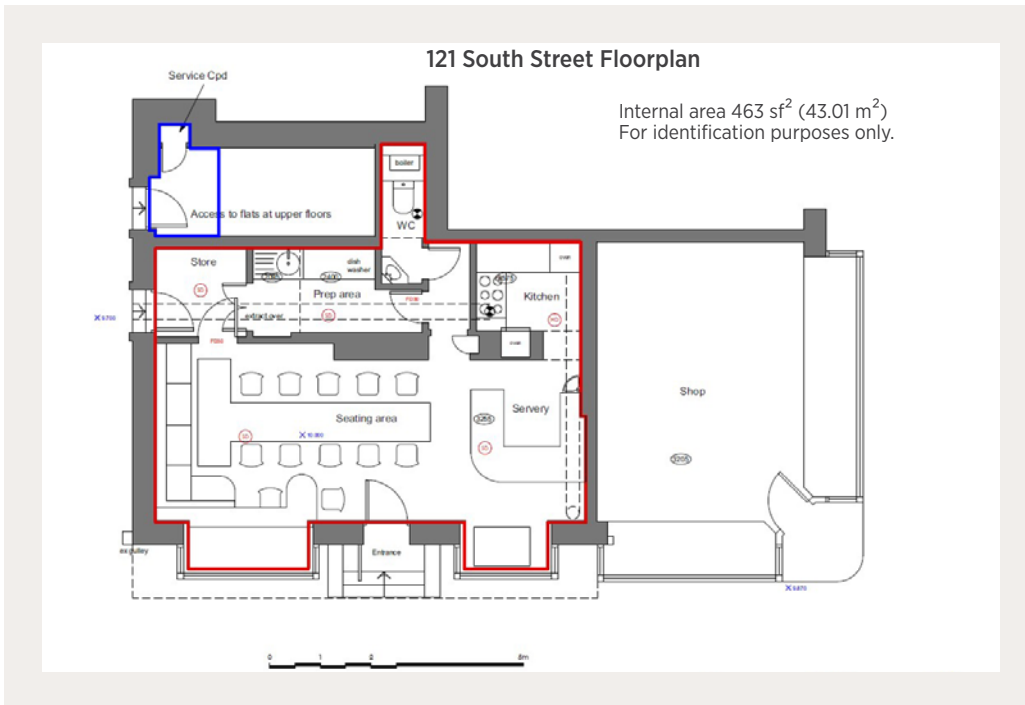


121 South Street, Eastbourne

For the finer things in property.



BNP PARIBAS GROUP



121 South Street, Eastbourne BN21 4LU

The opportunity to purchase the Leasehold interest of an E Class eatery in central Eastbourne.

Guide Price: Offers In Excess Of £225,000

Local Authority: Eastbourne Borough Council

Tenure: 999 Year Leasehold.

Direction: From Eastbourne Train Station, head East turning right onto Cornfield Road. At the Memorial Roundabout turn right on to the A259, where you will find the property immediately on your right.

Location: 121 South Street is located in the East Sussex coastal town of Eastbourne on the A259, one of the main roads through the town. Situated in the heart of Eastbourne's retail district, within one mile of Eastbourne train station, beach, and other amenities.

Description: 121 South Street is an attached ground floor commercial premises situated within Eastbourne's retail district. The property has a gross internal area of approximately 463 sf² (43.01 m²) and is of brick and bungarooosh construction beneath a slate roof. Externally, architectural corning and architrave work make 121 South Street stand out from surrounding premises. The internal fit out of the property has been designed carefully and carried out to a very high standard and would accommodate a multitude of uses.

Services: Mains water, electricity, gas, and drainage (Not checked or tested).

EPC Rating: B

Business Rates: The rateable value (RV) for the property is shown on the Valuation Office website as follows:

Current rateable value: £9,100

The small business rates multiplier for the year 2023/2024 is 49.9 pence in the pound making the total rates payable £4,540.90. This figure may be reduced if the buyer would benefit from Small Business Rates Relief.

VAT: Any guide price quoted or discussed is exclude price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Method of Sale: For sale by private treaty.

Viewing: Strictly by confirmed appointment by the vendor's agent, Strutt and Parker. Please contact Mark Henty on 01273 407024 / 07769 935344 or Charlie Saich on 01273 407011 / 07385 463326.

Planning: 121 South Street has planning consent for use under class E. Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Fees: Each party to be responsible for their own legal fees.

Lewes Strutt & Parker

201 High Street, Lewes, BN7 2NR

01273 052973

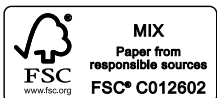
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