

# GPS

commercial



**£250,000 Freehold**  
**Vacant Mixed-Use Property in Eastbourne**





## An excellent opportunity to acquire a prime retail unit, with spacious a residential maisonette above.

A mixed commercial use retail unit and maisonette above (*currently not self contained*). The retail unit was for many years occupied by a traditional news agent.

The premises are situated on Church Street, Old Town on the main A259 coast road. A busy high street location with local independent businesses as well as a Waitrose Supermarket, service station and two pubs nearby. The property is within walking distance of the town centre, railway station, schools and shopping.

This is a fantastic opportunity for investors, developers or owner operators alike to acquire retail and residential premises in a prominent trading location.

Early Viewing Recommended via Sole Agents.

*Note: The RV is £3,600 and the Council Tax Band B*

### **Retail Area 1 14'3" (4.34m) x 13'11" (4.24m)**

The original shop with a glass frontage. Leads to hallway and rear room and residential accommodation above.

### **Retail Area 2 12'10" (3.91m) x 9'9" (2.97m)**

With original fireplace and wooden floorboards.

### **Kitchen/WC 5'5" (1.65m) x 5'2" (1.57m)**

Small staff kitchen/WC. Leads to courtyard.

### **Living Room 14'1" (4.29m) x 13'10" (4.22m)**

High ceiling, original wooden floor with open fireplace and tiled hearth.

### **Kitchen 12'11" (3.94m) x 7'9" (2.36m)**

Original fireplace, wooden floor and cupboard space.

### **Bathroom 8'0" (2.44m) x 5'5" (1.65m)**

Bathroom and WC.

### **1st Floor Landing 12'9" (3.89m) x 5'6" (1.68m)**

Stairs to second floor.

### **2nd Floor Landing/Hallway 5'10" (1.78m) x 5'1" (1.55m)**

Leads to both bedrooms

### **Bedroom 1 14'2" (4.32m) x 14'0" (4.27m)**

A spacious master bedroom with bay windows, original open fireplace and built in wardrobe.

### **Bedroom 2 12'6" (3.81m) x 7'6" (2.29m)**

Open fireplace with windows at the rear.

**Council Tax:** Band B

**Rateable Value (RV):** £3,600

**Tenure**

Freehold



Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1134.55 ft<sup>2</sup>

105.4 m<sup>2</sup>



**43-45 Cornfield Road, Eastbourne, East Sussex, BN21 4QG**

**Tel: 01323 727271 Email: [info@gps-direct.com](mailto:info@gps-direct.com) [www.gps-direct.com](http://www.gps-direct.com)**

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