









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)

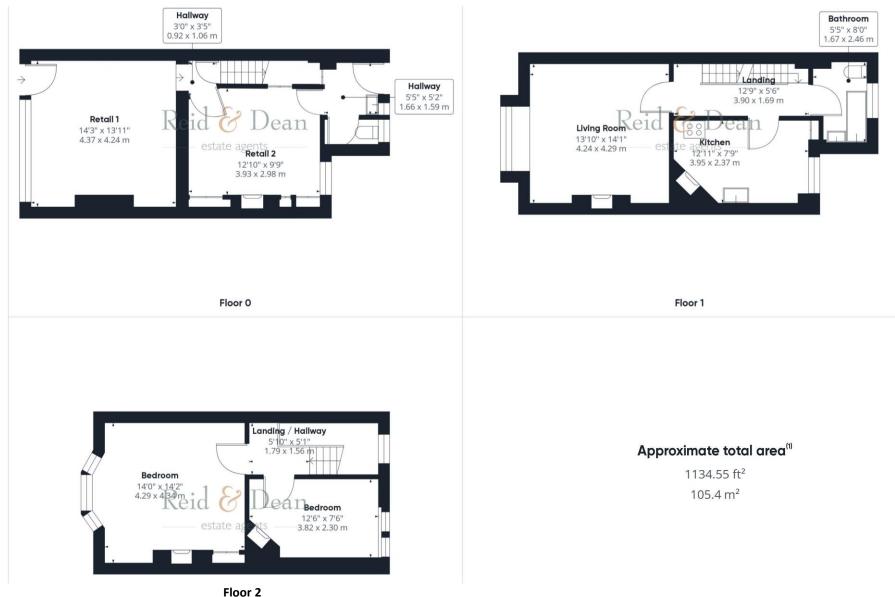
A spacious master bedroom with bay windows, original open fireplace and built in wardrobe.

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







43-45 Cornfield Road, Eastbourne, East Sussex, BN21 4QG Tel: 01323 727271 Email: info@gps-direct.com www.gps-direct.com

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