

**TO BE SOLD**

**REF: 31142**

**PRICE: £750,000**

## **OUTSTANDING MIXED-USE INVESTMENT PROPERTY**

### **Fully Let Shop, 5-Bed HMO & 2-Bed Flat**

**84 Seaside, Eastbourne, BN22 7QP**



#### **Summary**

An outstanding investment property comprising a commercial shop, five-room HMO and two-room apartment (let on a room-by-room basis) close to Eastbourne town centre. The shop and rooms are all fully occupied producing an annual rental income of approximately £70,500. The property is extremely well maintained and decorated to an exceptionally high standard, providing high quality accommodation. There is scope for further development above the rear extension with the possibility of adding up to three additional rooms.

### Location

The property is located on Seaside, close to Eastbourne town centre and the seafront. Eastbourne has a population of more than 100,000 and contains a full range of shopping and leisure amenities. Recent census information shows the average age of residents decreasing as the town has attracted students, families and those commuting to London and Brighton. The town has good transport links with rail connections to London, Gatwick Airport, Brighton, Hastings and Ashford International. It is also served by the A22 road which gives access to the M25.

### Accommodation

Commercial - There is a self-contained, lock-up shop which is currently let to a local barber on a commercial lease. A separate entrance hall leads to:

HMO – with a stylishly decorated and highly specified kitchen and five spacious bedrooms, all with ensuite shower rooms. The HMO has Sui Generis (Large HMO) planning permission & HMO licence permitting 8 persons. Three of the rooms can be rented to couples.

Apartment – with an internal lobby, dining area, high quality kitchen, two large ensuite bedrooms and two separate courtyard spaces. The rooms are currently let on a room-by-room / HMO basis.

### Rents

|                  | Monthly Rent* | Annual Rent |
|------------------|---------------|-------------|
| HMO Room 1       | £800          |             |
| HMO Room 2       | £795          |             |
| HMO Room 3       | £675          |             |
| HMO Room 4       | £775          |             |
| HMO Room 5       | £675          |             |
|                  |               |             |
| Apartment Room 1 | £825          |             |
| Apartment Room 2 | £825          |             |
|                  |               |             |
| Shop             | £500          |             |
|                  |               |             |
| Monthly Total    | £5,870        |             |
| Annual Total     |               | £70,440     |

\*We believe there is scope to increase these rents.

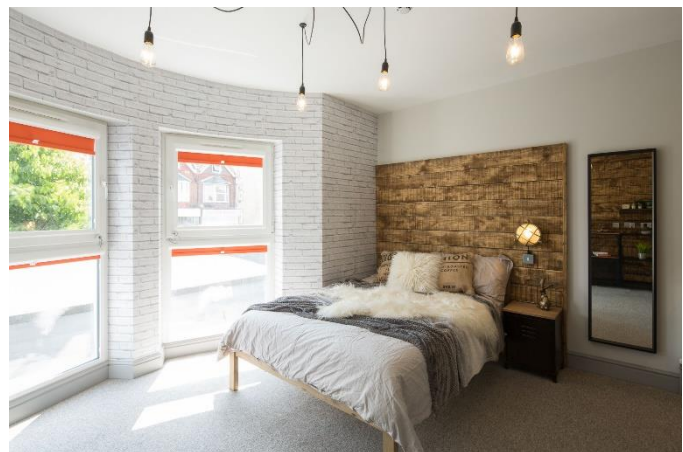
**EPC Rating:** Shop – F, HMO – C, Apartment – C

**Council Tax Band:** TBC

**Tenure:** Freehold

**Price:** £750,000





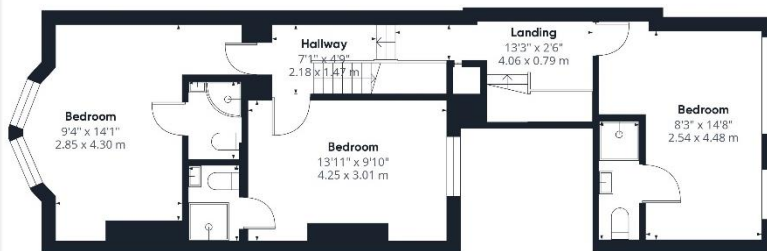
## Floor Plans (not to scale)

### Ground Floor



Approximate total area<sup>1)</sup>  
1260.75 ft<sup>2</sup>  
117.13 m<sup>2</sup>

### First Floor



Approximate total area<sup>1)</sup>  
614.08 ft<sup>2</sup>  
57.05 m<sup>2</sup>

### Second Floor



Approximate total area<sup>1)</sup>  
1002.8 ft<sup>2</sup>  
93.44 m<sup>2</sup>



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