

**TO BE SOLD**

**REF: 31173**

**Price: £700,000**

## **FREEHOLD INVESTMENT WITH Tenanted Coffee Shop and Three Flats**

**219 Terminus Road, Eastbourne, BN21 3DH**



### **Summary**

An investment property in a prime location in Eastbourne town centre. It consists of tenanted commercial premises and three one-bedroom flats. The commercial rent is £20,000 per year and the combined rental income from the flats is £30,600 with scope to increase. The total rent is therefore £50,600.

## Location

The property is in an excellent position in Eastbourne. It is within 250 metres of the train station and the Beacon shopping centre and 50 metres of the seafront. Eastbourne is a growing, thriving town with a population of around 100,000. It is also a popular seaside holiday destination, with visitors enjoying many of its attractions and sights, including the Victorian Pier, Bandstand, beaches, The Waterfront Harbour complex and access to The South Downs. There are excellent rail and road links to London, Brighton and Hastings.

## Premises

Ground Floor & Basement Commercial – With a total ground floor area of 62 sq m and an additional 71 sq m basement, the premises are currently occupied by an individual trading as a popular coffee shop under the terms of a commercial lease which is producing a rent of £20,000. The lease term runs until 2026.

Upper Parts – Three self-contained, one-bedroom flats with separate entrance and all let on ASTs.

- Flat 1 - £850 per month rent
- Flat 2 - £850 per month rent
- Flat 3 - £850 per month rent

**Tenure:** Freehold

**Terms:** £700,000 for the freehold interest with the benefit of the current tenancies.

## Business Rates & Council Tax

Commercial parts: Rateable Value is £10,250 (responsibility of the commercial leaseholder).

Residential Flats: Band A

**EPC Ratings:** Commercial – C, Flat 1 – E, Flat 2 – F, Flat 3 – D





Floor -1



Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area<sup>m</sup>

3512.49 ft<sup>2</sup>

326.32 m<sup>2</sup>



**25 The Waterfront, Sovereign Harbour, Eastbourne, East Sussex, BN23 5UZ**

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