

# Lot 33, 3, 4 and 5 Clinton Place, Seaford, East Sussex BN25 1NL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Retail Opportunity and Residential Ground Rent Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Retail Opportunity and Residential Ground Rent Investment

- Substantial commercial unit of approx. 322.93 sq m (3,475 sq ft)
- Commercial unit subject to mutual rolling breaks options
- Of interest to owner occupiers and investors
- Upper floors comprise 3 flats (sold off on long leases)
- Busy location opposite Seaford Railway Station
- Occupational Lease Outside the Security of Tenure Provisions of the Landlord and Tenant Act
- VAT Free Investment

#### Lot

33

#### Auction

9th May 2024

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

<b>Miles</b>	8 miles south of Lewes, 9 miles west of Eastbourne, 11 miles east of Brighton
<b>Roads</b>	A26, A27
<b>Rail</b>	Seaford Railway Station
<b>Air</b>	London Gatwick Airport

### Situation

Seaford is a popular tourist destination on the East Sussex coast, with a resident population of approximately 20,000 and located 9 miles west of Eastbourne and 11 miles east of Brighton. The town is served by the A239 coast road and benefits from regular rail services to Brighton, Gatwick and London (Victoria).

The property is prominently located in the town centre opposite Seaford Railway Station and on the south side of Clinton Place in a busy retailing location.

### Tenure

Freehold.

### Description

The property currently comprises a large ground floor shop with basement ancillary accommodation although may be capable of further subdivision. The upper two floors comprise 3 residential flats which have been sold off on long leases.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Basement	Retail/Office Ancillary	216.34 106.59	(2,328) (1,147)	SEAFORD ENVIRONMENTAL ALLIANCE (1)	A term of years from 13/10/2021 until 04/12/2026 (2) (3)	Peppercorn
First Second	Flat 4a Flat 4b Flat 4c	-	-	INDIVIDUALS	Let on 3 separate leases for a term of 125 years from 2003	£300
<b>Total Approximate Commercial Floor Area</b>		<b>322.93</b>	<b>(3,475) (4)</b>			

(1) Seaford Environmental Alliance is a registered charity under number 1193511 and was set up by local residents to support community led climate action ([www.seafuture.org](http://www.seafuture.org)).

(2) The lease provides for a rolling mutual option to determine upon serving one month's written notice.

(3) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

(4) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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## Contacts

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