For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)





Substantial Freehold Car Park with Residential Re-Development Opportunity (subject to consents)

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

Property Information



- Comprises a 7-Storey Car Park with 1,015 Spaces
- Site Area of Approximately 0.49 Hectares (1.21 Acres) with a Site Coverage of 68%
- Residential Re-Development Opportunity (subject to consents)
- Prominent Town Centre Location
- Adjacent to Eastbourne Train Station and 100m North of The Beacon Shopping Centre
- Nearby Occupiers including Primark, New Look, Tesco Express, Sports Direct, H&M, Cineworld, Starbucks and Boots
- •

Lot 50

Vacant Possession

Status Available

Auction Venue

Live Streamed Auction

Auction

9th May 2024

Sector Developm

Development

On Behalf of a Major Fund and Eastbourne Borough Council

Location

Miles	23 miles east of Brighton, 17 miles west of Hasting, 60 miles south-east of Central London
Roads	A22, A27, A259, M23
Rail	Eastbourne Railway Station
Air	London Gatwick Airport

Situation

The property is prominently situated on the south side of Junction Road, approximately 200 metres east of Eastbourne Railway Station and 100 metres north of the Beacon Shopping Centre.

The immediate locality is a mix of residential and commercial property with nearby retailers including Primark, New Look, Tesco Express, Sports Direct, H&M, Cineworld, Starbucks and Boots.

Tenure

Freehold. and Long Leasehold held for a term of 99 years from 31/03/1987 at a fixed peppercorn rent.

Description

The property comprises a substantial 7-storey car park with 1,015 parking spaces. The property has a site area of approximately 0.37 hectares (0.91 acres) with a site coverage of 68%.

Please note the car park is not currently in operation and may be suitable for residential redevelopment, Subject to consents.

VAT

VAT is applicable to this lot.

Note

The Property is subject to restrictive covenants in favour the Duke of Devonshire both of which are considered active covenants which will need to be complied with: 1. Indenture dated 25 December 1883 - not to alter the exterior of this part of the Property in any manner or erect upon the Property any new or additional buildings or erections whatsoever without the consent in writing of William Duke of Devonshire his heirs or assigns or the owners for the time being of Compton Place and not to use this part of the Property as a public house or beer shop or for carrying on any offensive trade or business 2. Indenture dated 31 December 1884 - not to alter the exterior portion of this part of the Property nor erect any additional building without the consent in writing of William Duke of Devonshire and not without the same consent to use this part of the Property as a public house beer shop or shop or for carrying on any trade or business except that of a mason or builder not permit anything which might be a nuisance injury or annoyance to any land of the said Duke adjoining or near to it or to the tenants of such land or anything which tend to deteriorate the value of such land. Part of the land (on the South West) forming part of the freehold interest owned by Eastbourne Borough Council has Possessory Title only. Eastbourne BC have made an application to upgrade the title given the length of ownership, but this application has not yet been completed

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Substantial Freehold Car Park with Residential Re-Development Opportunity (subject to consents)



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



Tenancy & Accommodation

Use	Approximate Hectares	(Approximate Acres)	Possession
Multi Story Car Park and Parcel of Land	0.49	(1.21)	VACANT POSSESSION
Total Approximate Land Area	0.49	(1.21)	

Substantial Freehold Car Park with Residential Re-Development Opportunity (subject to consents)

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





Substantial Freehold Car Park with Residential Re-Development Opportunity (subject to consents)

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





Substantial Freehold Car Park with Residential Re-Development Opportunity (subject to consents)

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





Substantial Freehold Car Park with Residential Re-Development Opportunity (subject to consents)

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



Contacts

Acuitus

Seller's Solicitors

John Mehtab +44 (0)20 7034 4855 +44 (0)7899 060 519 john.mehtab@acuitus.co.uk

Edward Martin +44 (0)20 7034 4854 +44 (0)7478 673 535 edward.martin@acuitus.co.uk Gowling WLG 4 More London Riverside London SE1 2AU

Denise Sexton +44 (0)20 7759 6687 Denise.Sexton@gowlingwlg.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. 2024

Substantial Freehold Car Park with Residential Re-Development Opportunity (subject to consents)