Lot 3, Land on the South West of 3 and 4 Commercial Road, Eastbourne, East Sussex BN21 3QJ

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Freehold Ground Rent Investment

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Property Information

Freehold Ground Rent Investment

- A Deed of Grant to Network Rail Infrastructure Limited until 2990 with annual RPI rent reviews
- 964 years unexpired
- Annual uncapped RPI linked rent reviews
- Critical parcel of land adjoining Eastbourne Railway Station
- Provides sole vehicular access to the adjoining 326 space Eastbourne Railway Station Car Park

Lot
3

Auction
10th December 2026

Rent
£24,846 per Annum Exclusive

Status
Available

Sector
Ground Rent, Network Rail, Annual RPI Reviews

Auction Venue
Live Streamed Auction

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

Eastbourne is a popular costal town benefitting from good communications with regular rail services to London Victoria (90 minutes) and with the A22 & A27 roads. The property is situated adjacent to Eastbourne Railway Station just off Commercial Road at its junction with St Anne's Road.

Tenure

Freehold.

Description

The property comprises a tarmacadam parcel of land of 0.01 Ha (0.03 Acres) currently providing a vehicular access route to Eastbourne Railway Station car park.

VAT

VAT is applicable to this lot.

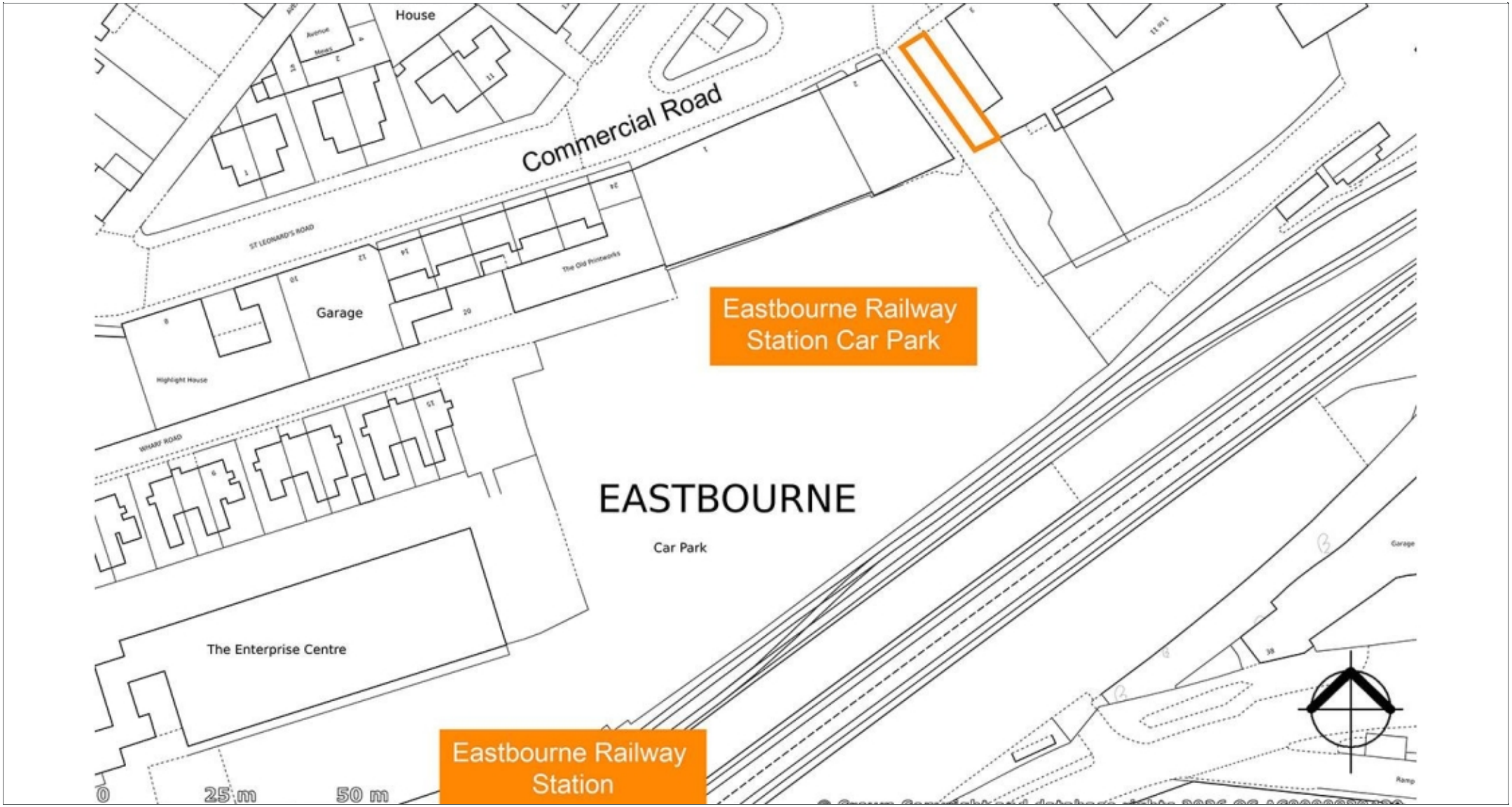
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Tenancy & Accommodation

Use	Site Area Approx. Ha	Site Area Approx. Acres	Grantee	Term	Rent p.a.x.	Reviews
Roadway	0.01	(0.03)	NETWORK RAIL INFRASTRUCTURE LIMITED	A Deed of Grant for 999 years from 24/06/1991 until 23/06/2990	£24,846.84	24/06/2027 and annually thereafter RPI Linked No caps


The Property
Eastbourne Railway Station & Car Park
The Beacon Shopping Centre


Eastbourne
Railway Station
The Property


House
Commercial Road
ST LEONARD'S ROAD
Garage
Highlight House
WHARF ROAD
Eastbourne Railway Station Car Park
EASTBOURNE
Car Park
The Enterprise Centre
Eastbourne Railway Station
0
25 m
50 m

Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Fladgate LLP
16, Great Queen Street
London
WC2B 5DG

Stephen Lewis
0203 036 7231
slewis@fladgate.com

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2026