

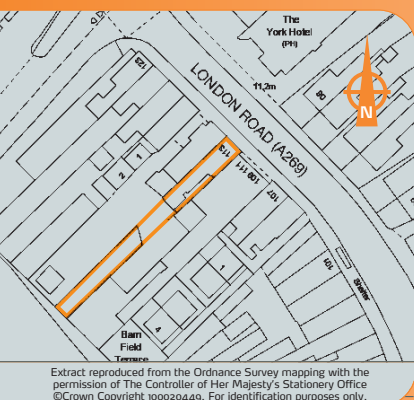
lot 62

113 London Road
Bexhill on Sea, East Sussex TN39 3LB

Rent
£125 per
annum
exclusive

Freehold Retail and Residential
Investment

- Vacant Retail Unit with Two Residential Flats Above
- Close to Bexhill-on-Sea Town Centre
- Located on busy London Road (A269)



Location

Miles: 10 miles east of Eastbourne
6 miles west of Hastings
35 miles south of Royal Tunbridge Wells
Roads: A259, A21
Rail: Bexhill Rail
Air: Brighton Airport, Gatwick Airport

Situation

The property is situated close to Bexhill-on-Sea town centre on the western side of London Road (A269) near its junction with King Off Way (A259). The local area offers a mix of retail, office and hotel properties including The Sussex Hotel.

Description

The property comprises a ground floor retail unit with two residential flats on the upper floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will be a block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts. Telephone: +44 (0)20 7034 4863

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	30.01 sq m (323 sq ft)	VACANT POSSESSION			
	Residential		INDIVIDUAL	99 years from 29/09/2004	£75	28/09/2037 (29/09/2103)
	Residential		INDIVIDUAL	99 years from 15/08/2003	£50	(14/08/2102)
Total Approximate Commercial Area		30.01 sq m (323 sq ft)			£125	

For further details please contact:

Gwen Thomas
Tel: +44 (0)207 034 4857
Email: gwen.thomas@acuitus.co.uk
Georgina Roberts
Tel: +44 (0)207 034 4863
Email: georgina.roberts@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



Seller's Solicitors:

Eversheds LLP
1 Callaghan Square, Cardiff, CF10 5BT
Tel: +44 (0)29 2047 7887
Email: davidfarmer@eversheds.com
Ref: David Farmer