

## 2-4 Susans Road Eastbourne, East Sussex BN21 3HA

lot 52

**Freehold Retail and Residential Investment**

▪ Two Retail Units with Four Residential Flats

▪ Short walk from Terminus Road and Arndale Shopping Centre

Rent  
£12,200 per  
annum  
exclusive



### Location

Miles: 22 miles east of Brighton  
62 miles south of London

Roads: A259, A22

Rail: Eastbourne Rail

Air: London Gatwick

### Situation

The property is situated on the southern side of Susans Road (A259), just off the busy Seaside Road and within a short walk of the retailing pitch of Terminus Road and the popular Arndale Shopping Centre. Nearby occupiers include T J Hughes department store and a number of independent retailers.

### Description

The property comprises two ground floor retail units with four residential flats.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
2	Ground	Retail	52.30 sq m	(563 sq ft)	<b>INDIVIDUAL t/a Pizza Hot 4 U</b>	15 years from 18/11/2004	£6,500	(17/11/2019)
4	Ground	Retail	47.47 sq m	(511 sq ft)	<b>INDIVIDUAL t/a Keyif Takeaway</b>	5 years from 01/03/2013	£5,500	01/03/2016 (1) (28/02/2018)
2 - Flat 1		Residential			<b>INDIVIDUAL</b>	99 years from 25/12/1985	£50	24/12/2084
2 - Flat 2		Residential			<b>INDIVIDUAL</b>	99 years from 25/12/1985	£50	24/12/2084
4 - Flat 1		Residential			<b>INDIVIDUAL</b>	99 years from 25/12/1985	£50	24/12/2084
4 - Flat 2		Residential			<b>INDIVIDUALS</b>	99 years from 25/12/1985	£50	24/12/2084
<b>Total Approximate Commercial Areas</b>			<b>99.77 sq m</b>	<b>(1,074 sq ft)</b>			<b>£12,200</b>	

N.B. The seller has served notices on the residential lessees under Section 5B of the Landlord and Tenant Act 1987.

(1) The 2016 rent review is outstanding.

### For further details please contact:

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### 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](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

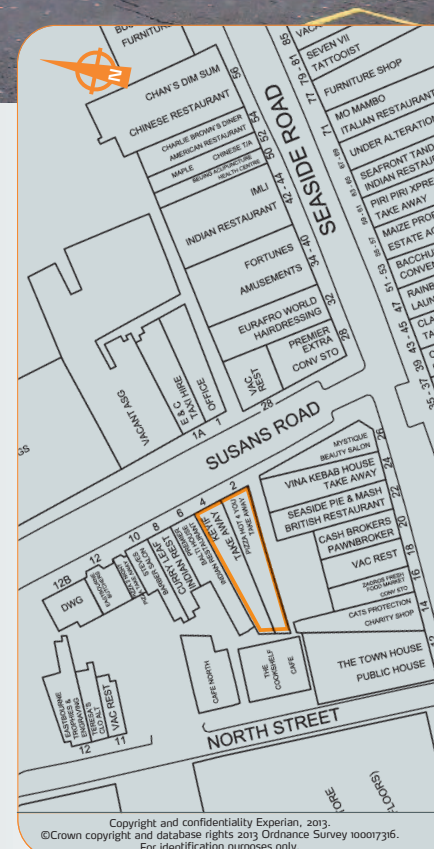
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