

# Lot 25

£34,500 Per Annum  
plus large vacant 3  
bedroom flat (2)

## 9/11 Broad Street, Seaford, East Sussex BN25 1LS

Town Centre Freehold Retail Investment with large vacant 3 bedroom flat



### Key Details

- Prominent Town Centre Location
- Let to Optician & Charity Shop with vacant self-contained 3 bedroom flat above
- Immediate Asset Management Opportunities
- VAT-free Investment

### Location

**Miles:** 8 miles south of Lewes  
9 miles west of Eastbourne  
11 miles east of Brighton

**Roads:** Roads A26, A27

**Rail:** Seaford

**Air:** London Gatwick

### 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 situated in the town centre location on Broad Street, the main retail thoroughfare of the town, close to its junction with High Street.

Occupiers close by include Co-op (diagonally opposite) Boots, WHSmith and a variety of local traders.

### Description

The property comprises two ground floor shops with a large self-contained 3 bedroom flat at first floor. The flat is separately accessed from the rear.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

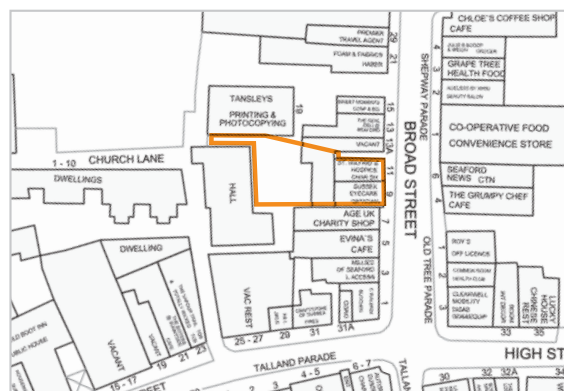
See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	78.2 sq m (842 sq ft)	SUSSEX EYECARE LIMITED with a guarantee from D. McGee t/a Sussex Eyecare Opticians (1)	10 years from 21/03/2003	£15,500	(Holding Over) (2)
Ground	Retail	84.3 sq m (907 sq ft)	ST WILFRID'S HOSPICE (EASTBOURNE) t/a St Wilfrids Hospice (3)	10 years from 21/07/2019 (4)	£19,000	22/07/2024 (4)
First	Residential	3 Bedrooms	VACANT	-	-	-

**Total Commercial Area 162.50 sq m (1,749 sq ft) plus a 3 bed flat** **£34,500**

- (1) Established in 1997 ([www.susseseyecare.co.uk](http://www.susseseyecare.co.uk))
- (2) Terms have just been agreed with the tenant to take a new 10 year lease, with no breaks, at a commencing rent of £17,000 p.a, with an upwards only rent review at year 5.
- (3) St Wilfrids Hospice are a Charity and trade from 6 shops in the local area ([www.stwhospice.org](http://www.stwhospice.org))
- (4) The lease is subject to a tenant only option to determine on 21/07/2024.



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