





### Situation

The property is situated on the western side of Lewes Road close to the Lewes Road Gyratory. The area has a wide range of local and national occupiers include Sainsbury's Supermarket, Machine Mart, M&S Food and Pizza Hut.

### Description

Freehold property originally built as 2 houses. There are two flats over with separate entrances sold off on long leases 198 years from 1986 both flats paying £100 pa ground rent (rising )

The commercial unit is let to Ladbrokes Betting & Gaming Ltd on a 5 year FRI lease expiring 24.12.2016 at a passing rent of £15,000 pa. Ladbrokes are now holding over.

There is currently a Head Lease over the shop (also owned by the Vendors ) but the sale includes that Head Lease.

Total income from whole property currently £15,200 per annum

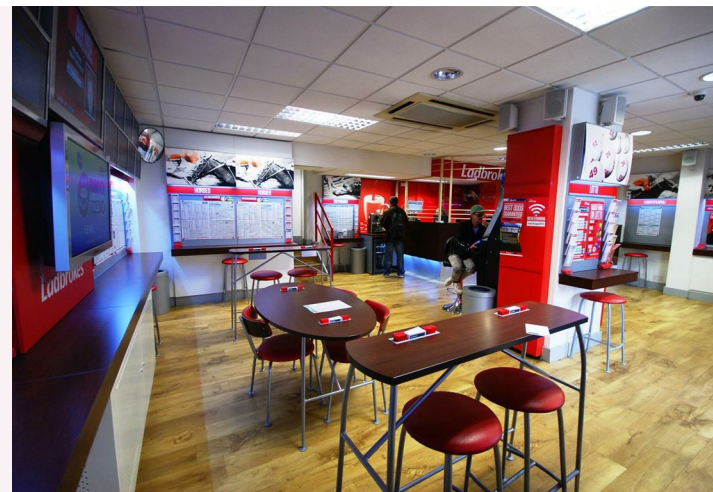
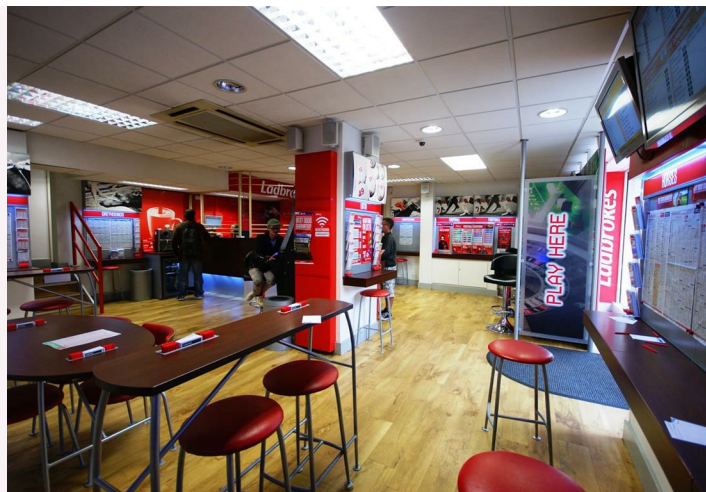
### Accommodation

Ground floor

Retail area: 784sqft (72.83m<sup>2</sup>)  
Separate male and female wc's  
Staff wc  
Staff kitchen and store  
Door to rear yard

### Development Potential

It may be possible subject to the usual consents to convert the ground floor commercial into 2 flats in the future.



For further information please contact the sole agents

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Price  
**£235,000**