

FOR SALE

- Prominent roadside position fronting the busy A259/B2182 roundabout
- Mixed use investment comprising;
 - GF vacant retail premises
 - GF let retail premises
 - FF let (AST) flat
 - FF & SF flats sold on long leasehold
- Potential income of £23,922 per annum (if fully let)



6 - 10 Cooden Sea Road, Little Common, Bexhill TN39 4SJ

Prominent Mixed Use Investment

**1,334 sq ft
(123.96 sq m)**

**Lambert
Smith
Hampton**

6 – 10 Cooden Sea Road, Little Common, Bexhill TN39 4SJ

LOCATION

Little Common is a suburb of Bexhill-on-Sea. Bexhill has a population of 41,173 (2011 census). The subject property is situated on the A259/B2182 roundabout with the A259 providing good links across the south east coast.

DESCRIPTION

This mixed use part-let semi-detached property comprises 2No. ground floor retail premises and 3No. first and second floor flats.

Unit 6 is let to GW Electrical Contractors Ltd for a term of 5 years commencing 2017 at a rent of £8,300 per annum.

Unit 10 will be vacant upon sale. We estimate the rental value to be in the region of £8,450 per annum.

Flat 8a is let on a 99 year lease from 1991 with a ground rent of £50 per annum.

Flat 8b is let on a 99 year lease from 1991 with a ground rent of £50 per annum.

Flat 8c is let on an AST at £590 per calendar month.

EPC

- 8a – to be assessed
- 8b – C 74
- 8c – to be assessed
- Unit 6 – D 94
- Unit 10 – D 80

ACCOMMODATION

| | | |
|--------------------|-------|--------|
| Commercial; | | |
| Net Internal Areas | sq ft | sq m |
| Unit 6 | 784 | 72.86 |
| Unit 10 | 550 | 51.10 |
| TOTAL | 1,334 | 123.96 |

TENURE

The property is available freehold and is part-let.

PRICE

£350,000

RATEABLE VALUE

The Valuation Office Agency classifies the commercial premises as;
Unit 6 ‘Shop and premises’
Rateable Value: £8,900
Unit 10 ‘Shop and premises’
Rateable Value: £8,900
(Source: www.voa.gov.uk)

VAT

All amounts are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

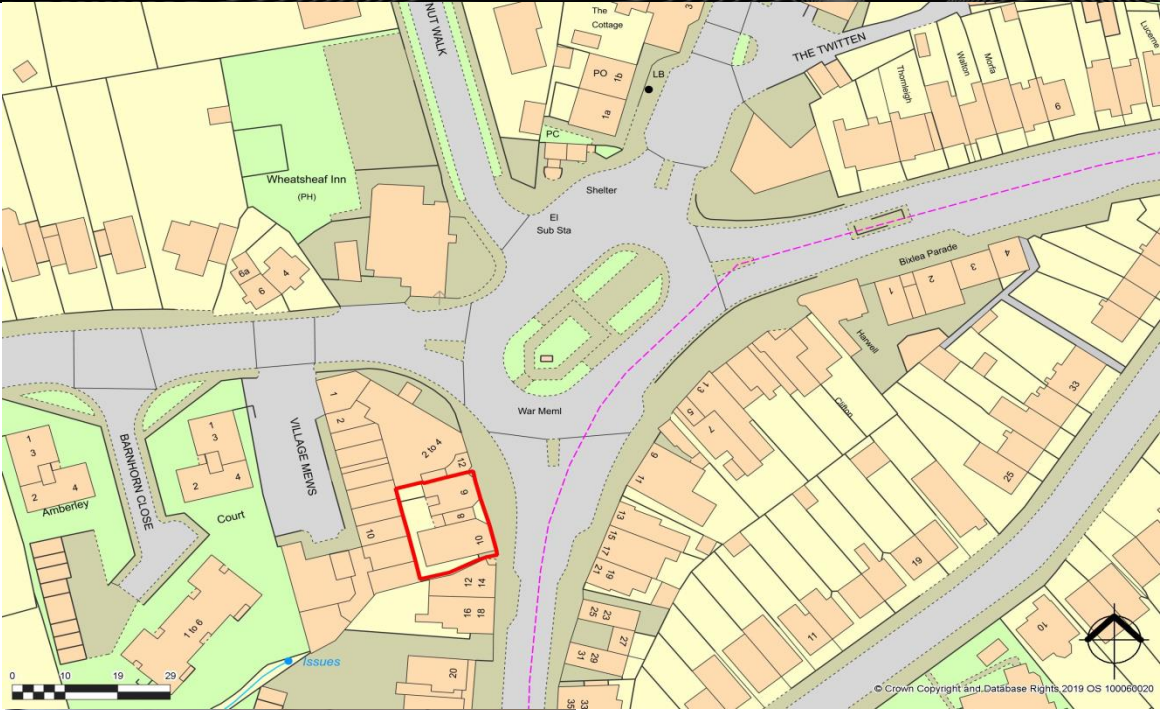
Each party to pay its own legal costs incurred in the transaction.

VIEWING

Viewing strictly by prior appointment through the sole agent:

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**Lambert
Smith
Hampton**