

PRINCE ALBERT

9 High Street, Eastbourne, BN2 1HG



Key Highlights

- Freehold public house investment
- Entire property let to two individual operators
- Property arranged over ground, basement and first floors
- Current rent of £42,250 per annum
- Lease expires December 2031
- The rent is subject to five yearly open market rent reviews
- We are instructed to invite offers in excess of £525,000 (7.68% NIY)
- Business unaffected by sale
- [Google Street View Link](#)

SAVILLS SOUTHAMPTON
Mountbatten House, 1 Grosvenor Square
Southampton, SO152BZ

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Location

Eastbourne is a popular coastal town in the county of East Sussex, 22 miles (36 kilometres) east of Brighton and 17 miles (27 kilometres) west of Hastings.

The Prince Albert is situated in Eastbourne Old Town, fronting the A259 High Street. Surrounding occupiers are mixed commercial and residential uses.

Description

The property comprises a two storey detached building with brick and stone elevations beneath a pitched tile roof.

Accommodation

Ground Floor:

The ground floor provides an open plan bar and separate restaurant area to the side with a central bar servery and seating on loose tables, chairs and bench seating for 80 customers. Ancillary areas include a trade kitchen and two sets of customer WC's.

Basement:

Beer cellar and stores.

First Floor:

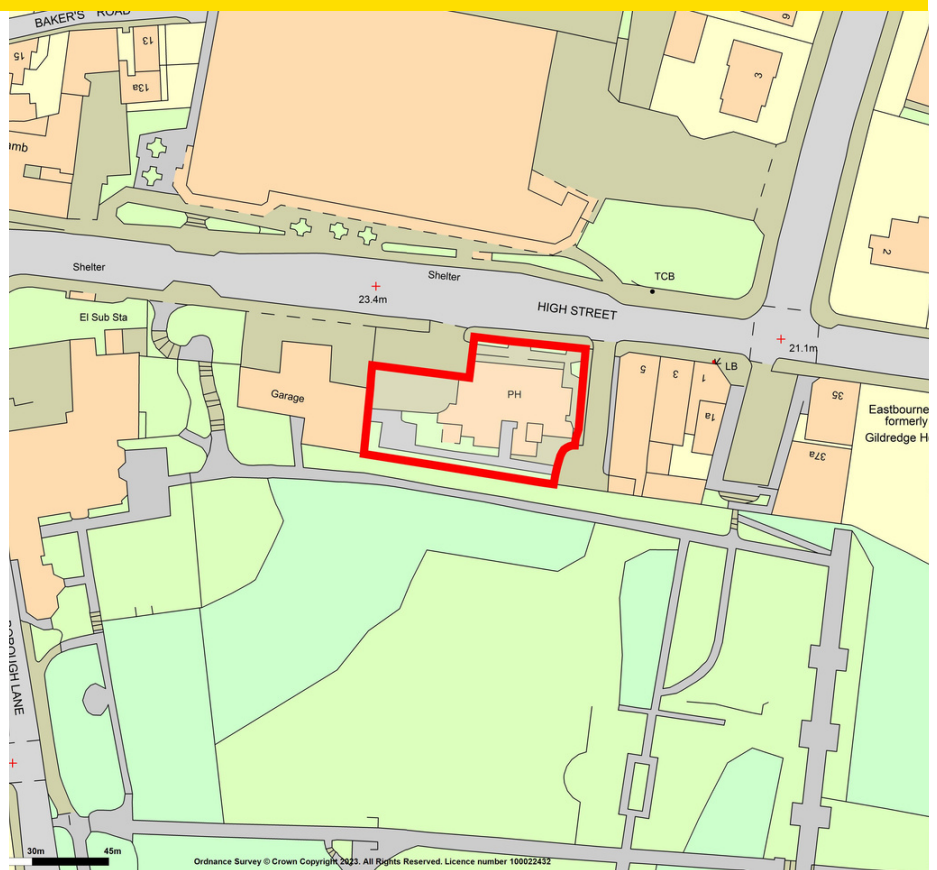
The first floor provides manager's accommodation comprising four bedrooms, bathroom and kitchen and lounge.

Externally:

There is a trade garden to the rear with seating on loose tables and chairs. There is a car park to the side for approximately eight vehicles.

Tenure

The property is held freehold (Title Number ESX181084).



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Tenancy

The entire property is let to two private individuals on a 20 year lease from 14 May 2012 at a current rent of £42,250 per annum which is subject to five yearly open market reviews.

Planning

The property is not listed but is situated within the Old Town Conservation Area.

Data Room

https://sites.savills.com/tavernportfolio/en/page_171176.php

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis that the purchasing entity is VAT registered.

EPC

D-78.

Terms

We are instructed to invite offers in excess of £525,000 (7.68% NIY) assuming the usual purchasers costs.

Fixtures and Fittings

The fixtures and fittings are currently owned by the occupational tenant.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

Viewing and Contacts

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.



Contact

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