



All enquiries Ref: Richard Vango



- Freehold four storey building with basement
- Vacant possession of shop unit – Upper parts (4 x flats sold off on leases)

Location:

The property is situated on the West side of Sackville Road within a parade of independent shops and restaurants. Public transport links include Bexhill Rail Station together with local bus services serving the surrounding area. Road communications are provided by the A259 and A21. A comprehensive range of shops, restaurants and cafes are available in Bexhill Town Centre.

Note:

Sizes obtained from the Valuation Office Agency (VOA)

Total Ground Rent:

£950 per annum

Accommodation:

Address	Accommodation	Lease	Ground Rent
Refurbished Shop Unit and Basement	Shop unit: 25.5 sqm Office/storage: 11.7 sqm, WC Basement: 23.9 sqm Outside: Rear garden	Vacant Possession EPC rating: B	
Flat 1	Sold off on lease	99 years from 30th June 1989 (62 yrs remaining)	£200
Flat 2	Sold off on lease	125 years from 25th February 2022	£250
Flat 3	Sold off on lease	125 years from 25th July 2022	£250
Flat 4	Sold off on lease	125 years from 25th February 2022	£250

Note 2:

The lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

To view:

Strictly by arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

