

30 High Street, Hailsham, East Sussex BN27 1BB

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ESK, Courtlands Road, Eastbourne, East Sussex, BN22 8TR



Development Site comprising approximately 2.8 acres Possible Residential Consent or Mixed Use Scheme (STPC)

This site is located in the Roselands area of Eastbourne approximately 1 mile distant from the main town centre. The area has a number of commercial premises but is also surrounded by a substantial residential estate.

This site of approximately 2.8 acres includes a main retail warehouse building currently occupied by the owner and partially sub-let as a garden centre with external area. The main building comprises approximately 31,000 ft.² of trading space. There is a further retail warehouse building comprising an additional 3500 ft.² of trading space. Externally there is a substantial car park with further development potential.

The site has been with the same owner for 25 years, and is coming to the market due to retirement.

**Commercial & Residential Estate Agents • Residential Management/Lettings
Planning & Development • Valuations & Surveying Services**

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Eastbourne is a popular south coast seafront town with a rising population in excess of 100,000 and a substantial commercial business base which is currently under expansion with further developments in sovereign harbour and on the outskirts of this and adjoining towns. The town benefits from good road communications via the A/M 27 and access to London via the A 22 as well as the main line railway station with a regular service to London Victoria approximately 90 minutes. Legal and General are currently commencing a refurbishment/redevelopment to Eastbourne's principal Arndale shopping centre in the town which incorporates 170,000 ft.² (£85 million extension) and will include an additional 22 shops and a nine screen cinema. Eastbourne Borough Council are also shortly to invest a further £40 million refurbishing the Devonshire Park complex to include additional facilities for the annual renowned ladies'/gent's tennis event.

ACCOMMODATION

The premises provides the following accommodation:

Main Building

31,000 sq ft



External Trading Area



Pet Food Unit

3,500 sq ft



Car Parking



Tenure

The property is being sold Freehold

The site is extremely busy, and currently parts of the site are sub-let and produce the following income:

Plants	£100,000 per annum
Restaurant	£700 per week
Car Wash	£300 per week
Dog Grooming	£150 per week
Hoover Service	£150 per week
Coach Parking (at night)	£50-£500 per week

Guide Price

POA

Rateable Value

£129,362.00 (subject to transitional relief or charges that may be applicable)

Legal Costs

Each party is to be responsible for their own legal costs

Services

No electrical, gas or other equipment, appliances or installations have been tested. In-going occupants must make their own enquiries

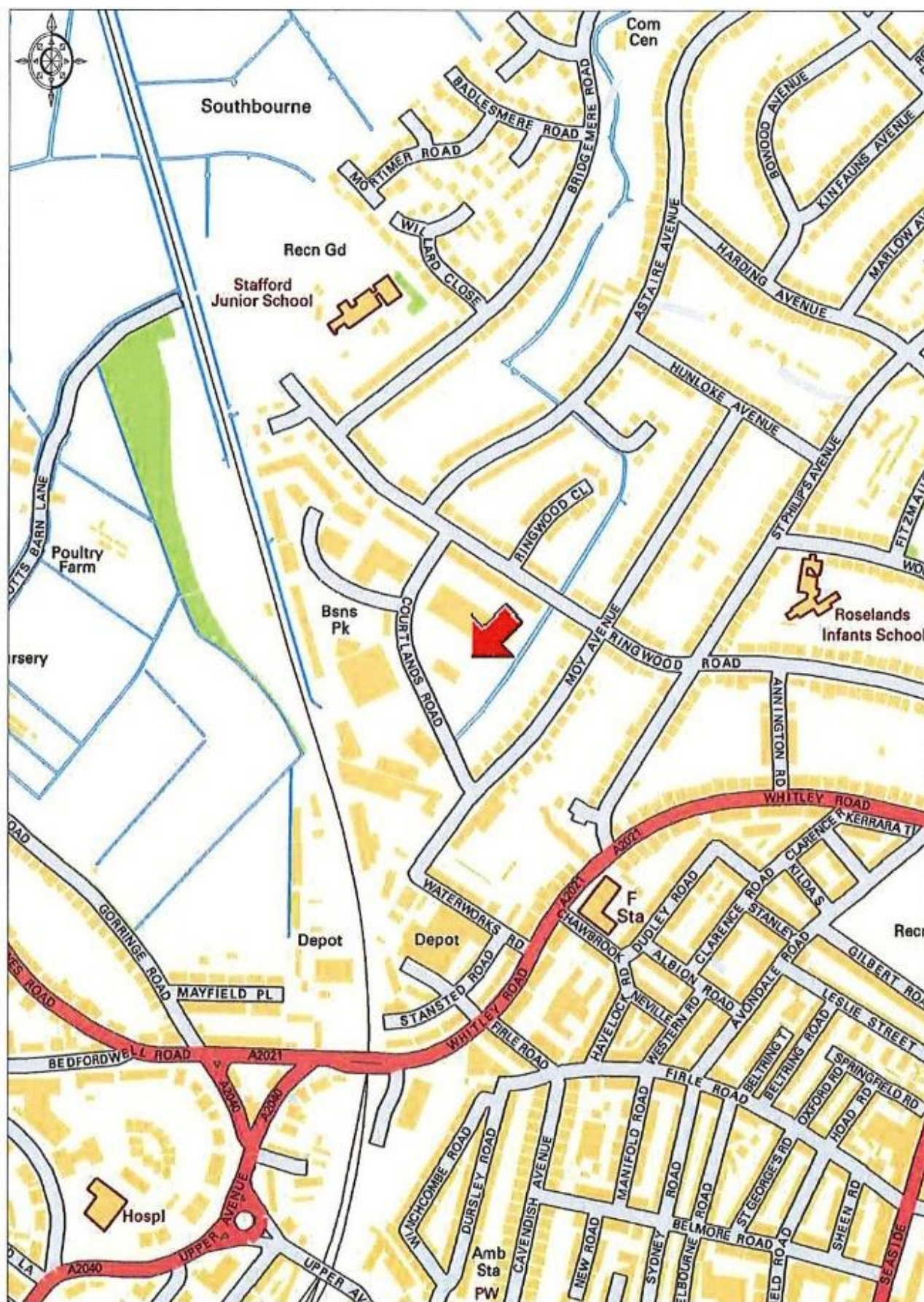
VAT

Under the Finance Act 1989 VAT may now be charged on rent or purchase prices. It is recommended that prospective tenants/purchasers make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

Viewing

Contact Anton Bree 01323 841814

LOCATION PLAN



Ordnance Survey © Crown Copyright 2016. All rights reserved.

SITE PLAN



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SITE BOUNDARY GUIDE ONLY

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