

SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK



FOR SALE

FREEHOLD INVESTMENT / DEVELOPMENT OPPORTUNITY
149 Langney Road, Eastbourne, East Sussex, BN22 8AH

DESCRIPTION

- Freehold investment / development opportunity
- Detached three-storey freehold building
- Ground floor commercial unit (former Salvation Army premises) under Use Class F1 – currently let on a short-term licence with vacant possession on completion
- Planning consent granted to convert ground floor into a 3-bedroom flat
- First floor comprises a 2-bedroom flat, let on AST at £950 pcm
- Second floor comprises a flat sold off on a 99-year lease from 2004 (approx. 77 years unexpired)
- Lease extension currently under negotiation, with any premium to benefit the incoming purchaser

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor – Shop with Planning Consent	893	83
First Floor – Flat 1 on AST	689	64
Second Floor – Flat 2 on Long Leasehold	700	65
TOTAL	2,282	212

PRICE

£295,000 for Freehold title EB6615.

VAT

VAT will not be chargeable on the terms quoted.

DATA ROOM

To view the leases [click here](#).

LOCAL TAX

Commercial Rateable Value: [£1,875](#)

Flat 1 Council Tax: [Band B](#)

EPC

Commercial: [D](#) rating

Flat 1: [D](#) rating

PLANNING

[Ref 240534](#) – "Change of use from F1 (Learning and non-residential institutions) to 1no. 3 bedroom flat."



VIEWINGS –

Max Perkins

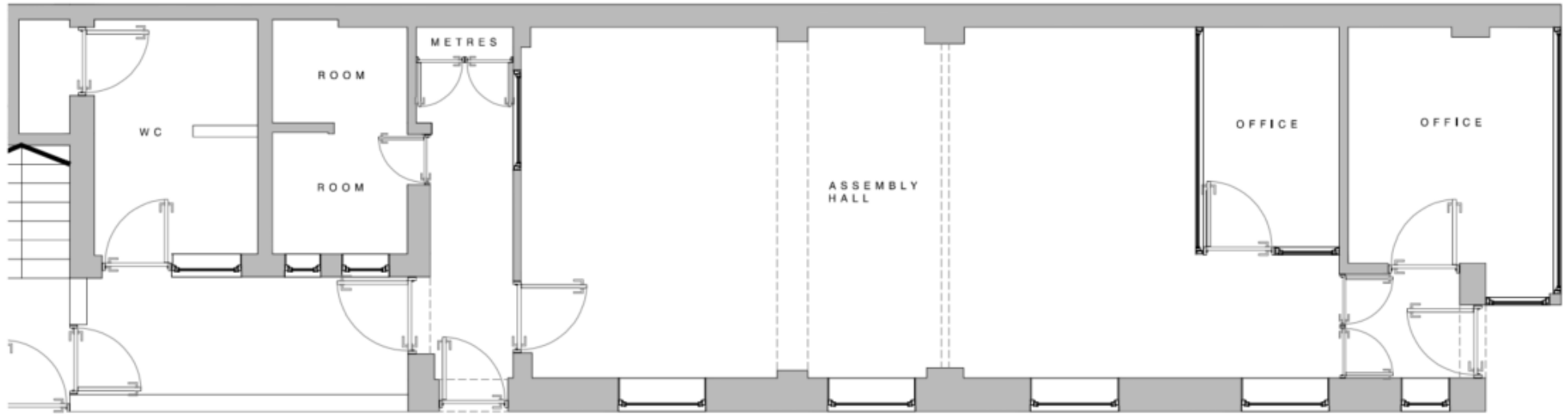
t: 01323 437 901

e: mperkins@shw.co.uk

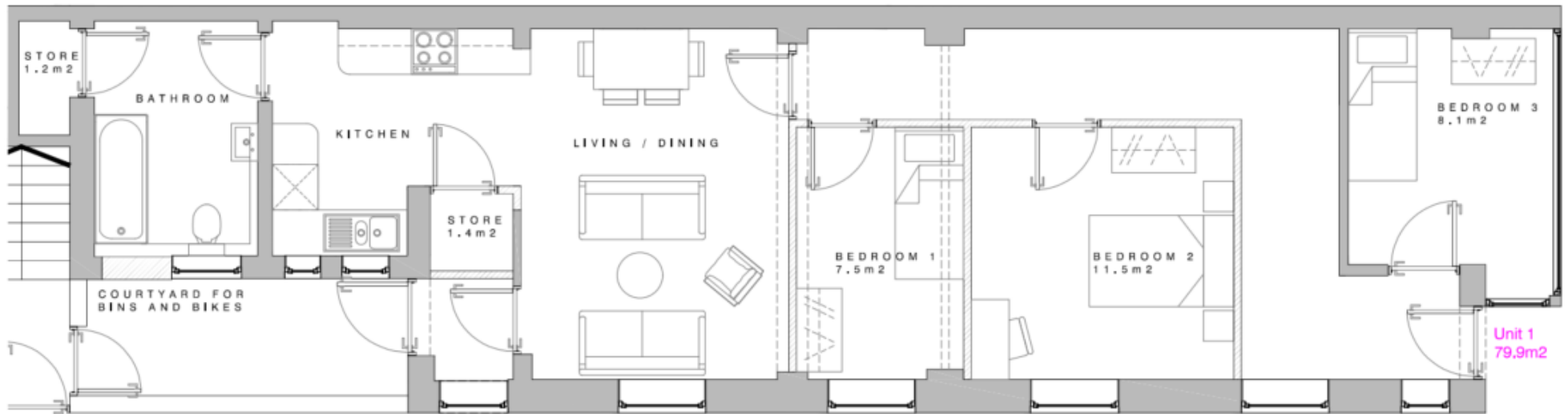


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Existing Ground Floor Plan



Proposed Ground Floor Plan

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