



**FOR SALE/TO LET**

**FREEHOLD RETAIL BUILDING WITH RESIDENTIAL UPPERS**  
14 GROVE ROAD, EASTBOURNE, EAST SUSSEX BN21 4TJ

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## Entire Freehold £520,000 | Part Leasehold £25,000 PAX

### DESCRIPTION

The property comprises a ground floor retail/restaurant premises with associated basement storage and rear courtyard and parking. There are 3x large two-bedroom flats above. Flat 1 is vacant and in need of refurbishment whilst Flat 2 is let with scope to increase the rent to market level. Flat 3 has been sold on a long leasehold with circa 80 years remaining.

### LOCATION

The premises are situated in the established location of Grove Road, known locally as "Little Chelsea" where there are a number of niche occupiers including independent restaurants and coffee bars.

The property is opposite the Council offices and Library and is within a short walk of Terminus Road to the new Beacon Shopping Centre & mainline railway station.

### COMMERCIAL ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground Floor	1,942	180.5
Basement (from VOA)	1,418	131.7
Flat 1	1,076	100
Flat 2	990	92
<b>TOTAL</b>	<b>5,426</b>	<b>504.2</b>

### PRICE

£520,000 for the Freehold interest of the whole.

### RENT

£25,000 PAX for the ground and basement levels.

### VAT

The building is NOT elected for VAT.

### AMENITIES

- Prominent location
- Character building
- Open plan with rear kitchen area
- Large basement
- Outside courtyard and 3 car parking spaces
- Potential for development subject to Planning

### RATES

Rateable value of £18,250.

### EPC

Retail - D  
 Flat 1 – D, Flat 2 - E

### LEGAL COSTS

Each party is to be responsible for their own legal fees.



VIEWINGS – 01323 437901

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