

Bexhill-on-Sea - 33 Devonshire Road TN40 1AH
Freehold Vacant Retail & Residential Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



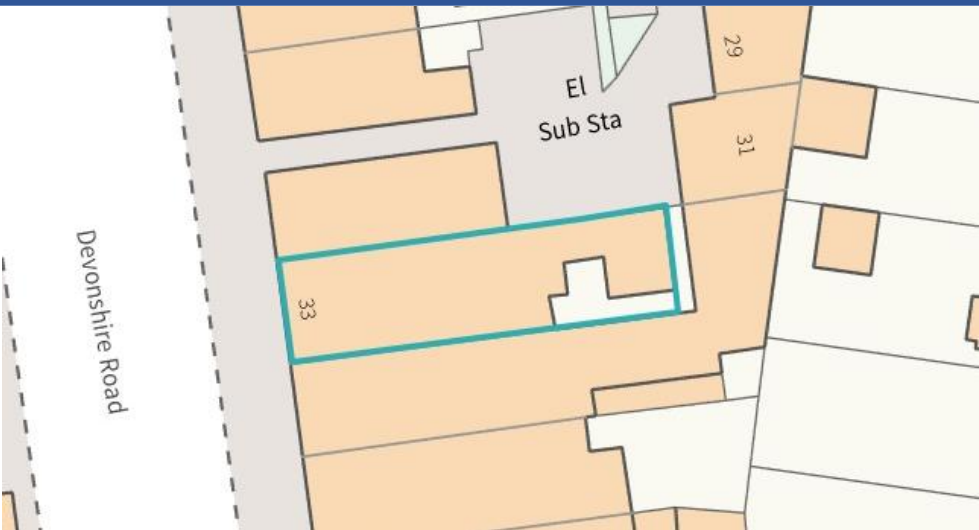
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Investment Consideration:

- Purchase Price: £225,000
- Vacant possession
- ERV: £20,000 p.a. GIY: 8.89%
- VAT is NOT applicable to this property
- Retail unit suitable for variety of uses (Class E)
- Comprises retail premises arranged over ground floor and basement
- Includes maisonette at first and second floor which has been sold-off
- Situated within short walk from Bexhill Station with occupiers nearby include Subway, Iceland, Boots, Holland & Barret and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 33 (Ground Floor & Basement)	Ground Floor: 82 sq m (882 sq ft) Open plan reception, 4 rooms, kitchen, wc Basement: 57 sq m (613 sq ft) 2 treatment rooms, 2 staff rooms	Vacant		ERV: £20,000	
No. 33A (First/Second Floor)	Maisonette: Sold-off	Individual	125 Years from 30 March 1987	Peppercorn	Note 1: FRI Note 2: Reversion 2112 with approx. 85 years unexpired.

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Property Description:

Comprises ground floor retail premises with ancillary accommodation at basement previously t/a Spa Centre. The property includes a maisonette at first and second floor, which has been sold-off on long leasehold, providing the following accommodation and dimension:

Ground Floor: 82 sq m (882 sq ft)

Open plan reception, 4 rooms, kitchen, wc

Basement: 57 sq m (613 sq ft)

2 treatment rooms, 2 staff rooms

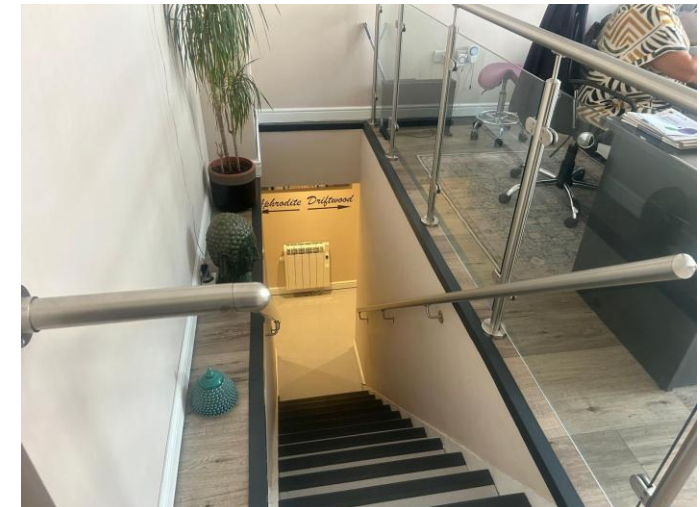
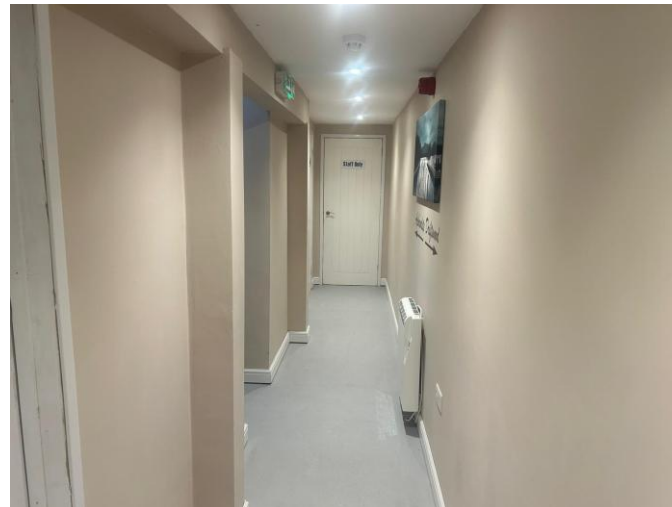
First/Second Floor Maisonette: Sold-off

Total Commercial GIA: 139 sq m (1,495 sq ft)

Tenancy:

The retail premises is at present vacant. ERV: £20,000 p.a.

The maisonette has been sold on long leasehold for a term of 125 years from 30th March 1987 at a ground rent of peppercorn. Reversion 2112 with approx. 85 years unexpired.



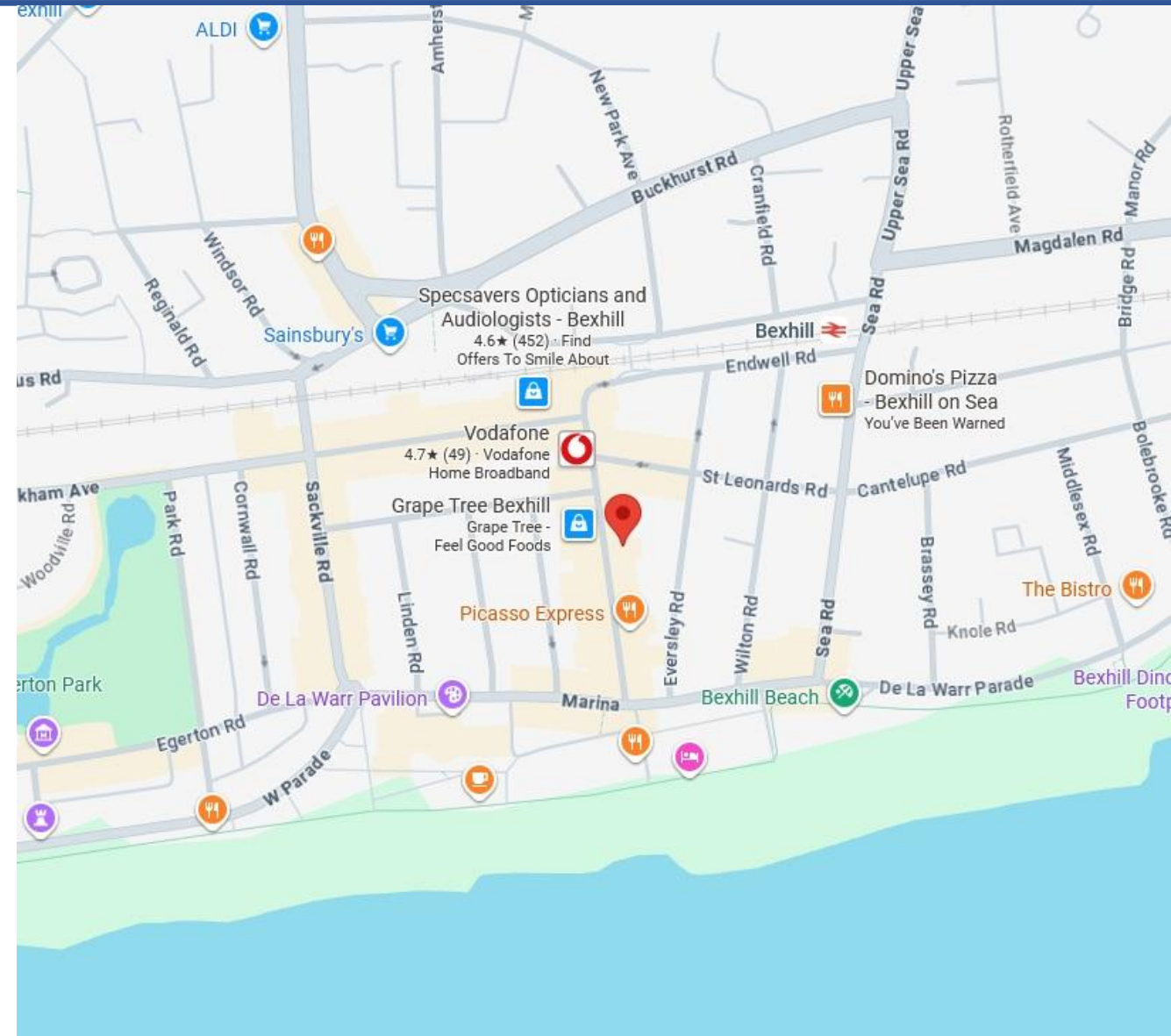
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Location:

Bexhill-on-Sea is a popular holiday and retirement destination located on the south coast of England, approximately 5 miles west of Hastings and 12 miles north-east of Eastbourne. The town is served by the A259 which links to the A21 at Hastings to the east and the A27 to the west leading to Eastbourne. The property is situated within short walk from Bexhill Station with occupiers nearby include Subway, Iceland, Boots, Holland & Barret and many more.



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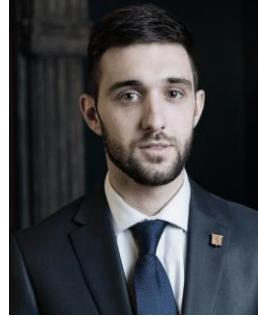
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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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