

FREEHOLD FOR SALE RETAIL & RESIDENTIAL INVESTMENT



- Ground floor let on ten year lease
- First floor flat Air b 'n b
- Located close to Broad Street
- Second floor flat sold off on long leasehold

LOCATION

Seaford is located 12.6 miles (20 km) east of Brighton, 12.5 miles (20 km) west of Eastbourne, 3.9 miles (6.3 km) east of Newhaven and 11 miles (17.7 km) south-east of Lewes. The town has a resident population of 22,862.

14 Clinton Place is located on the A259 main road close to the junction with Broad Street (Seaford's main shopping throughfare) and opposite Tesco Express.

Seaford station is 2 mins (135m). There is a on street parking nearby and public car parks at Richmond Road and Station Approach.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN25 1NP**

DESCRIPTION

The property comprises a ground floor retail unit with open plan sales benefitting from full height glazed frontage, finished concrete floor and suspended spot display lighting. To the rear there is ancillary storage, kitchen and W.C.

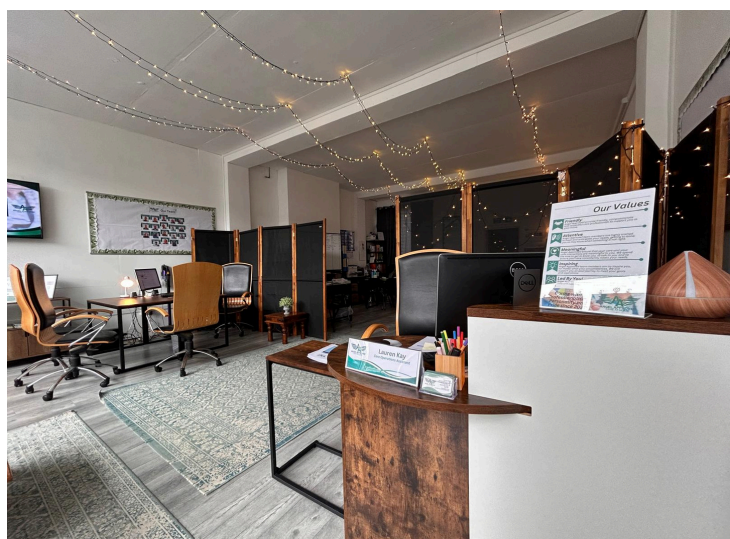
The first floor flat is currently managed by the client as an air bnb advertised on airbnb.com, booking.com and vrbo.com.

From March 2023 to March 2024 the current occupancy rate was 77.8%. The gross income is £35,000. The estimated net rental income is £24,750 (75% of the gross). Further details on application.

The second floor comprises a flat sold off on long lease.

NEARBY OCCUPIERS

- Tesco Express
- Scope
- Superdrug
- Specsavers
- Dominos Pizza
- Coral Bookmakers
- Fox & Sons
- Home Hardware
- David Jordan
- Oxfam
- Brewers Decoration Centre



ACCOMODATION

	sq ft	sq m
Ground Floor Retail	868	80.6
First Floor Flat	804	74.6
Second Floor Flat	840	78

Air bnb

The first floor flat is currently managed by the client as an air bnb advertised on airbnb.com, booking.com and vrbo.com.

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TENURE

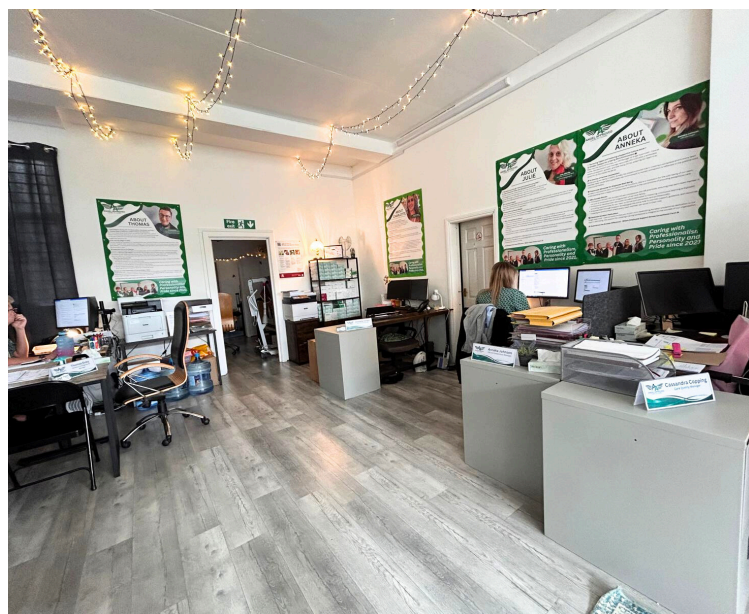
Freehold subject to the following tenancies:

Ground floor let on a ten year effective full repairing and insuring lease at £18,000 per annum exclusive from 1st May 2022, inside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II. There is an upward only rent review at the expiry of the fifth year.

The second floor is sold off on a long lease of 99 years from 31st October 2018 at £75.00 per annum.

TERMS

Terms and price on application.



VAT

We are advised that the property is not elected for VAT.

BUSINESS RATES

Rateable Value £14,750 (Apr 2023/24).

COUNCIL TAX

Band A £1573.06 (Apr 24/25).

ENERGY PERFORMANCE CERTIFICATE

Ground floor: Certificate No: 6402-3207-9609-6135-5050, rated 71 C, valid until 17th April 2032.

First Floor: Certificate No: 2155-3024-0202-5467-3204, rated 69 C, valid until 24th February 2033.

Second Floor: Certificate 8328-6421-5080-0433-4992, rated D 61, valid until 16th September 2028.

LEGAL COSTS

Each party is responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

VIEWING AND FURTHER INFORMATION



jenny Hopkins
07562945110
jenny@carrpriddle.co.uk



simon Thetford
07851 246805
simon@carrpriddle.co.uk

01273 208010
carrpriddle.co.uk



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