

FOR SALE

RETAIL INVESTMENT WITH SOLD OFF RESIDENTIAL UPPER PARTS

63, 65 & 67 Seaside, Eastbourne, East Sussex BN22 7NE

FOR SALE | £150,000 WITH £12,000 PAX INCOME (8% GROSS YIELD)

18 November 2026

DESCRIPTION

- End of terrace building
- Split level Class E shop with return frontage
- 6x flats sold off on long leaseholds with 2 flats on low unexpired terms
- Rear communal outdoor / garden area
- Busy thoroughfare on Seaside
- Scope to convert existing shop on vacant possession to residential as per former shop at 63 Seaside

SHOP ACCOMMODATION

	SQ FT	SQ M
Ground	321	29.80
Upper Ground	338	31.43
Lower Ground	544	50.56
TOTAL	**1,203**	**111.79**

PRICE

Offers in region of £150,000 for the Freehold interest.

VAT

We understand the building is not elected for VAT and therefore will **not** be chargeable on the terms quoted.

TENURE

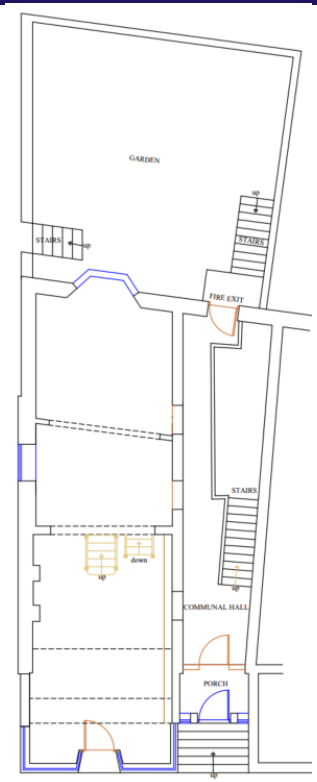
Freehold ESX51024 subject to Long Leasehold titles.

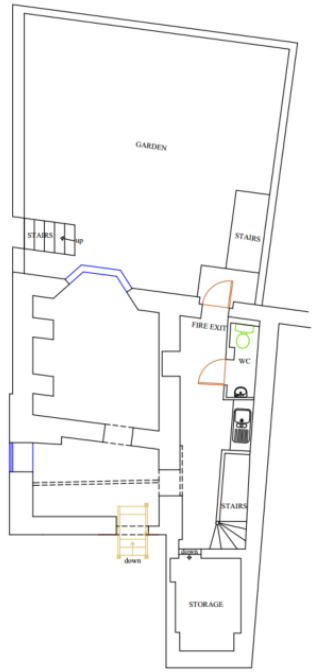
LEASES

- Commercial shop let on a 3 yr lease until 30 Jun 29 producing £12,000 pax with s/c cap of £1,200 pa and a tenant break option 31 Dec 27 (reflecting 8% gross)
- Residential sold long leaseholds:
  - 63 SEASIDE (952 years unexpired)
  - FLAT 1/65 SEASIDE **(52 years unexpired)**
  - FLAT 3/65 SEASIDE (142 years unexpired)
  - FLAT 4/65 SEASIDE **(58 years unexpired)**
  - STUDIO FLAT/65 SEASIDE (142 years unexpired)

EPC

63 SEASIDE	D
67 SEASIDE	D
FLAT 1/65 SEASIDE	C
FLAT 3/65 SEASIDE	D
FLAT 4/65 SEASIDE	D
STUDIO FLAT/65 SEASIDE	D













VIEWINGS –

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