SHW

NO VAT

43 SOUTH STREET EASTBOURNE EAST SUSSEX BN21 4UT

MIXED USE FREEHOLD INVESTMENT AND RESIDENTIAL DEVELOPMENT OPPORTUNITY

Offers in excess of £810,000

Rents Reserved £70,440 PAX | Yield 8.24%





INVESTMENT SUMMARY

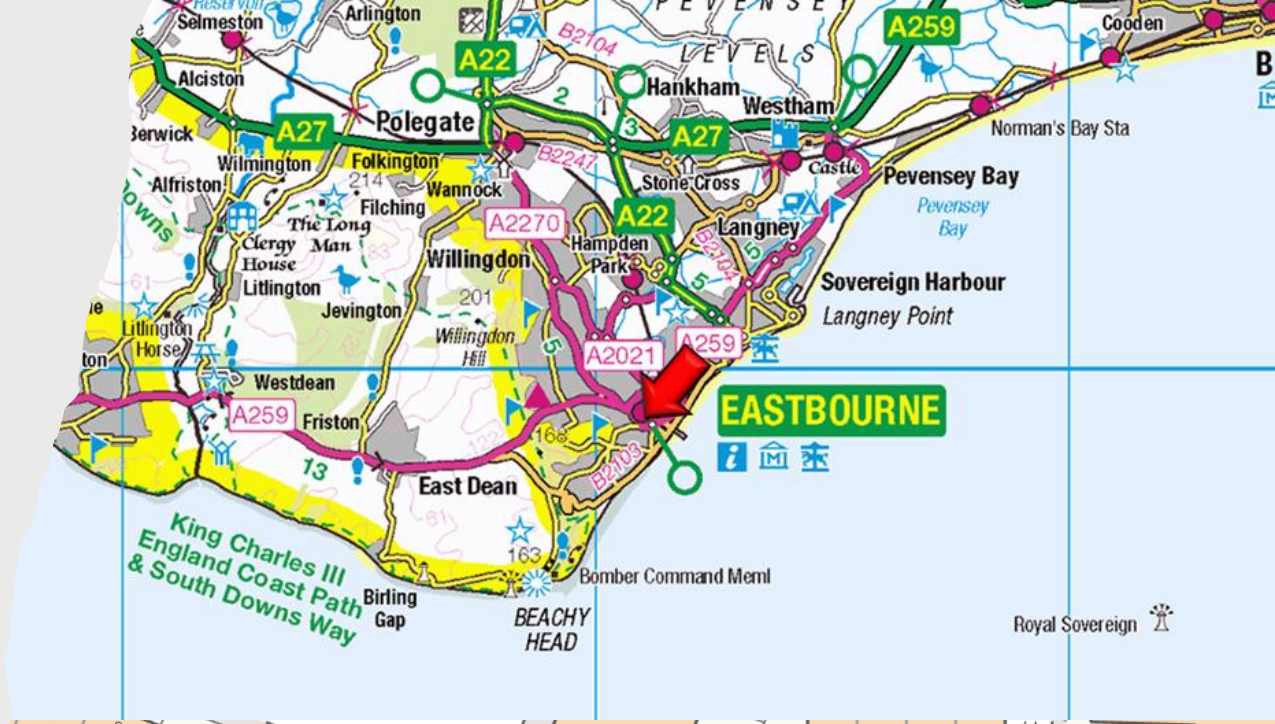
- The subject property is in South Street, a busy retailing area of the town centre. There is a variety of occupiers and a mix of offices, retail and residential accommodation in the area.
- The property comprises a substantial corner building totalling over 7,323 sq ft and arranged over 4 floors as basement storage, ground floor funeral parlour, first floor offices, and two large 2-bedroom flats on the second floor, Potential to let a ground floor shop fronting Calverley Walk.
- The basement, ground, and first floors are let on FRI leases at a total rent of £37,800 per annum to Dignity Funerals Limited expiring in April 2029.
- Commercial tenant entity has shareholders funds of £192,000,000 and were incorporated in 1894.
- The building has been in use as a funeral directors since 1984.
- Flat 1 is let on an AST at £1,370 pcm, while Flat 2 is let at £1,350 pcm.
- Opportunity exists to re organise the commercial lease and convert first floor to residential. The funeral director could take, as part of that regear, the vacant unit in north-west corner and retain the basement.

Total rents reserved £70,440 per annum exclusive

Offers invited in excess of £810,000

LOCATION

- Eastbourne is the principal town on the south coast of East Sussex, 25 miles to the east of Brighton and 18 miles to the south west of Hastings. The town lies at the eastern end of the South Downs alongside Beachy Head.
- London is approximately 65 miles to the north with access via the A22 and A27/A23 to the M25. Gatwick airport is approximately 1 hours' drive to the north west. There is a twice hourly railway service to London Victoria (1hr 30 mins) and Gatwick (45 mins). The port of Newhaven lies approximately 12 miles to the west.
- The subject property is located in a busy and sought-after retailing area just south of Eastbourne Town Centre in the 'Little Chelsea' district, approximately half way along South Street, on the corner of the junction of Calverley Walk & South Street.
- The area comprises a retail pitch with a very high occupancy rate of predominantly mixed use including shops, pubs/restaurants, offices, and residential accommodation.
- There is a pedestrian right of way via the yard behind 45 South Street and through the twitten out to the A259 Gildredge Road.





DESCRIPTION

- Striking corner building set over four floors built in 1899 with brick construction faced elevations with decorative mouldings.
- Arranged as basement storage, ground floor retail, first floor offices, and two 2-bedroom flats on the second floor with a total of 7,323 sq ft.
- The basement, ground, and first floors are all let to Dignity Funerals Ltd.
- The second floor is divided into two large 2-bedroom flats, both let on AST's.

VIRTUAL TOURS

Funeral Directors:
https://my.matterport.com/show/?m=A1T3zHD2Mbc

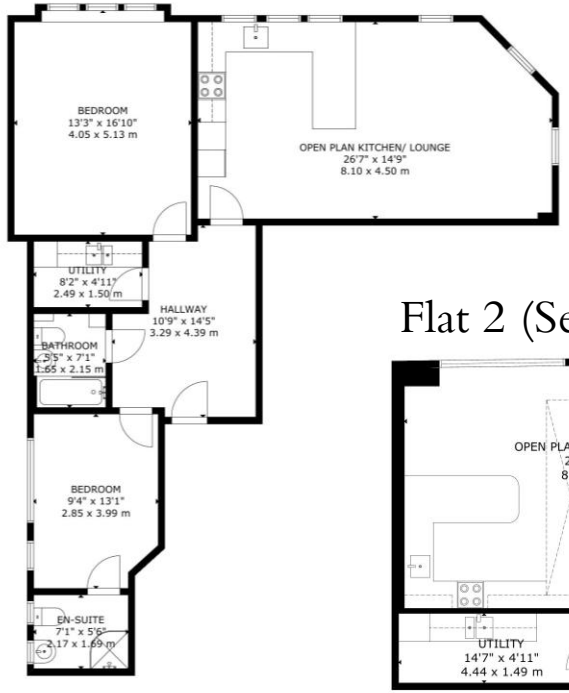
Flat 1:
https://my.matterport.com/show/?m=eevCZ5MuBWN

Flat 2:
https://my.matterport.com/show/?m=t6VdxSQGbW1

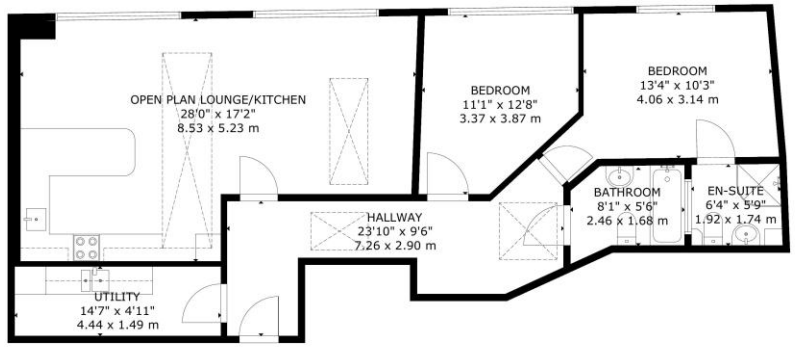

Funeral Directors


Flat 2

Flat 1 (Second Floor):

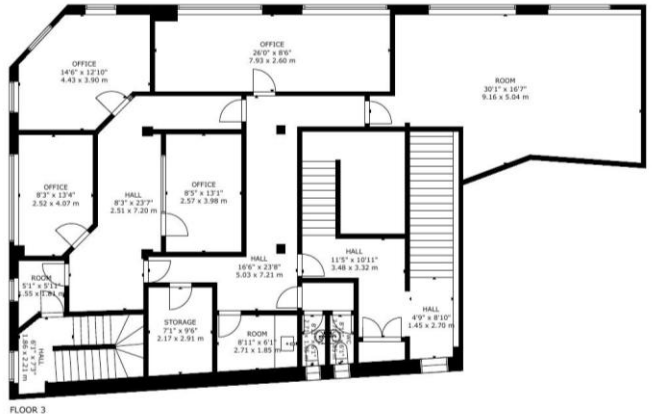


Flat 2 (Second Floor):



Funeral Directors (Ground & First):





ACCOMMODATION

We understand the property provides the following approximate floor areas (GIA):

	SQ M	SQ FT
Basement Floor	72.84	784
Ground Floor - Potential Shop NW Corner	20.90	225
Ground Floor - Tenanted (ITZA 1,051 sq ft)	185.71	1,999
First Floor	212.00	2,282
Flat 1 Second Floor	92.62	997
Flat 2 Second Floor	96.25	1,036
TOTAL	**680.33**	**7,323**

LEASES & TENANCIES

Commercial

The basement, ground floor, and first floor are let on a separate co-terminus FRI leases to Dignity Funerals Limited (company number 00041598) as follows:

- Commencement Date: 1 May 2014
- Total Current Rent: £37,800 per annum exclusive (basement £2,800, first floor £11,000 & ground floor£24,000)
- Term: 15 years
- Break Clause: 1st May 2019 & 1st May 2024 (both not operated)
- Expiry/Renewal: 30th April 2029
- Repairs: Full repairing and insuring liability for the tenant (subject to Schedule of Condition)
- Service Charge: 75% contribution
- Rent Reviews: 1st May 2019 & 1st May 2024 (both not operated)
- Alienation: The tenant may sub-let or assign the whole of the property only
- Security of Tenure: The leases are inside the 1954 Landlord and Tenant Act

Dignity Funerals Limited in their accounts for the 12 months to 29/12/2023 had a turnover of £277,000,0000 and have shareholders funds of £192,000,000.

Residential

We also understand Flat 1 and Flat 2 are let for £1,370 pcm (£16,440 pa) and £1,350 pcm (£16,200 pa) respectively, to private individuals.

Total Rents Reserved at £70,440 per annum exclusive

The leases are available to see in the data room - click HERE

PROPOSAL

Offers for the freehold are invited in excess of £810,000 (Eight Hundred and Ten Thousand pounds)

A purchase at this level shows a net initial yield, after normal purchasers' costs, of 8.24%.

We understand the property is not elected for VAT and VAT will not be charged on the sale price.

For further information including floor plans, title, leases, site plan, asbestos report, EPC reports, please visit the Data Room via

https://shwcrm.agencypilot.com/propertyview/PropertyDataRoom/34889/43-South-Street-Eastbourne-East-Sussex-BN21-4UT/





CONTACT

For further information or to arrange a viewing, please contact sole agents, SHW.

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