

Eastbourne - 74 Seaside Road, East Sussex BN21 3PE  
Leasehold Shop Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Eastbourne - 74 Seaside Road, East Sussex BN21 3PE

## Leasehold Shop Investment



### Investment Consideration:

- Purchase Price: £155,000
- Gross Initial Yield: 7.35%
- Rental Income: £11,400 p.a.
- VAT is NOT applicable to this property
- Comprises a ground floor café with kitchen area, basement store, office area, WC and rear yard
- Leasehold. Term of 99 years from 15<sup>th</sup> December 2015
- Situated in a busy retail area on the periphery of Eastbourne town centre, close to the junction with Cavendish Place and the seafront
- Occupiers nearby include Tesco, Asterix Gym among other local traders and Hotels.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 74 (Ground Floor and Basement)	Ground Floor Retail 85.87 sq m (924 sq ft)	S Verentye and D King t/a Café Kavin	7 years from 15 November 2018	£11,400	Note 1: FRI Note 2: Break clause 15.11.21 Note 3: Deposit held £2,000 Note 4: Reversion 14.10.25
	Basement 44.17 sq m (475 sq ft)				
<b>Total</b>				<b>£11,400</b>	

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### Property Description:

The property is arranged as Ground Floor Café with kitchen area, basement store, office area and WC.

The property provides the following accommodation and dimensions:

Ground Floor - Café with Kitchen Area: 85.87 sq m (924 sq ft)

Basement - Store, Office Area and WC: 44.17 sq m (475 sq ft)

### Tenancy:

The property is at present let to S Verentye and D King t/a Café Kavin for a term of 7 Years from 15<sup>th</sup> November 2018 at a current rent of £11,400 per annum and the lease contains full repairing and insuring covenants. The lease provides the tenant with option to determine on the 15<sup>th</sup> November 2021 and rent deposit is held of £2,000.

### Tenure:

Leasehold held for a term of 99 years from 15<sup>th</sup> December 2015 (thus having approximately 94 years unexpired) at a current ground rent of £100 per annum.

### Location:

Eastbourne is a town, seaside resort and borough in the county of East Sussex on the south coast of England, 19 miles east of Brighton. The town benefits from a direct road links to London (A22) and Southampton (A27). The property is situated in a busy retail area on the periphery of Eastbourne town centre, close to the junction with Cavendish Place and the seafront.

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### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

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