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INVESTMENT

RETAIL – 513 SQ FT (48 SQ M)

20 Susans Road, Eastbourne, East Sussex, BN21 3HA

DESCRIPTION

End of terrace freehold block comprising 3 floors of two residential flats and one commercial shop.

The commercial shop is let to two individuals on a 15 year lease dated April 2023 at a passing rent of £15,120 per annum, rising to £16,320 per annum in April 2025.

The two flats on the upper floors are sold on long leaseholds.

MANAGEMENT

The property is currently Freeholder managed. Each unit pays 1/3 share of the total estate expenditure. Service charges are demanded every 6 months, totalling £1,200 per annum, per lessee.

DATA ROOM

[To view the leases click here.](#)

PRICE

£175,000 for EB10610 (Freehold).

VAT

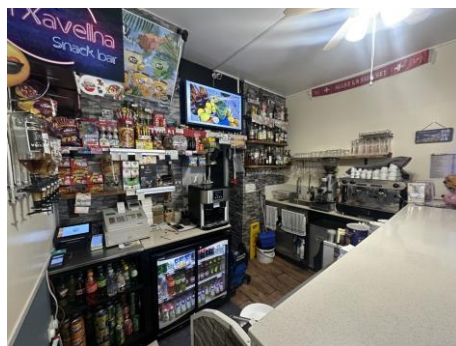
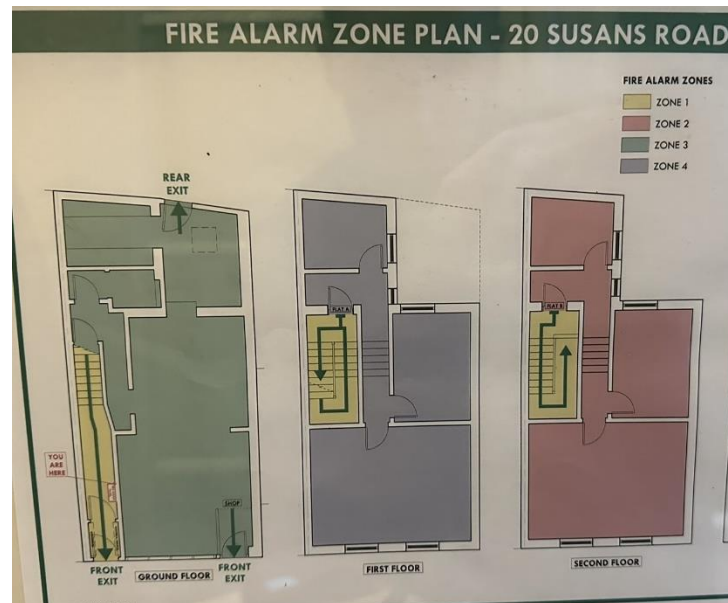
We understand VAT will not be chargeable.

RATES

[The current 2023 Rateable Value is £5,500.](#)

EPC

[The property has an EPC rating of C.](#)



VIEWINGS –

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