



**FOR SALE**

6-6A Gildredge Road  
Eastbourne, East Sussex BN21 4RL



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## Key Features

- Established, central and popular commercial and residential location
- Within 100 metres of the station and 750 metres of the seafront
- Versatile accommodation
- Prominent corner location
- The Beacon shopping centre located a short distance to the north east
- Gross rent when fully let - £49,100 per annum

## Location & Situation

Eastbourne is an established seaside town – with a population of approx 104,000 - on the East Sussex coast. Brighton & Hove is located approx 20 miles to the west, Hastings approx 13 miles to the east and Tunbridge Wells approx 25 miles to the north.

The A27 is the main south coast road and the A22 the main road do the north. Both link with Eastbourne approx 4 miles to the north of Eastbourne town centre.

The property is located on the east side, and towards the northern end, of Gildredge Road on the junction with Station Street.

Eastbourne Station is located within 100 metres to the north. There are regular direct services to London with a journey time of approximately 1 hour 30 minutes.

The seafront is within 750 metres to the east of the property.

Terminus Road is just 50 metres to the north of the property. Terminus Road is the principle retail centre of Eastbourne and home to the Beacon Shopping centre – home to a variety of retail, food & beverage and entertainment operators.





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## Description & Accommodation

The property comprises an end of terrace corner building with accommodation arranged over 3 floors.

The ground floor comprises 2 self-contained lock up commercial units used and suitable for retail, office, professional services uses.

The upper floors benefit from their own self-contained access (as well as access from No. 6) and are arranged as 4 suites suitable for office / consulting room use.

To the side (north) of the property there is space to park 1 vehicle.

The property has the following approximate NIA:

No/Area	Floor	Sq m	Sq ft
6	Ground	18.10	195
	First	19.89	214
	Total	37.98	409
6A	Ground	101.87	1,096
1st floor	Front (Suite 2)	21.29	229
	Rear (Suite 1)	22.77	245
2nd floor	Front (Suite3)	19.07	205
	Rear (Suite4)	23.72	255
Total		226.70	2,440





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## Rateable Value

The building has the following rateable values under the 2017 rating:

6 - Part ground and part 1st floor	£5,000
6 - First floor front	£2,800
6 - First floor rear	£3,000
6 - Second floor front	£1,875
6 - Second floor rear	£2,350
6a -	£10,500

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## EPC

6 - To be assessed.

6A - D

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore believe the premises to have an established Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





## Tenure

Freehold - subject to the leases summarised below.

## Tenancy Schedule

We have been provided with a tenancy schedule and copies of the prevailing leases and confirm the current tenancy schedule and rents as follows:

Part	Floor	Tenant	Lease term	Lease start	Lease expiry	Break	Rent review	Passing rent	Quoting rent
6	Ground & 1st	K Lettings Ltd	10 years	25.12.2019	24.12.2029	24.12.2024	24.12.2024	£9,500	
6a	Ground	Butters David Grey LLP	10 years	31.05.2022	20.05.2032	31.05.2027	31.05.2027	£18,000	
Front suite 2	First	Private individual	1 year	01.04.2022	31.03.2023			£5,400	
Rear suite 1	First	With You in mind Ltd	1 year	01.10.2021	30.09.2022			£5,400	
Front suite 3	Second	Vacant							£5,400
Rear suite 4	Second	Private individual	1 year	01.07.2022	30.06.2023			£5,400	

We are advised that the landlord pays the utility bills for and the cleaning of the 4 suites to the upper floors.

The total rent, when fully let, is **£49,100 pa**.

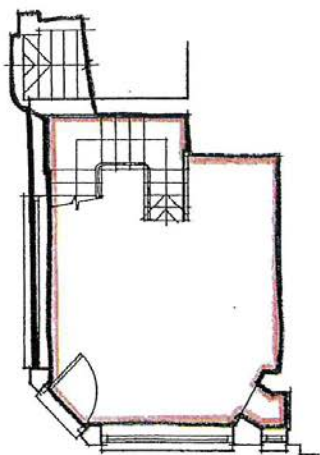
## Terms

For sale with offers invited in the region of **£595,000** (six hundred and twenty five thousand pounds).

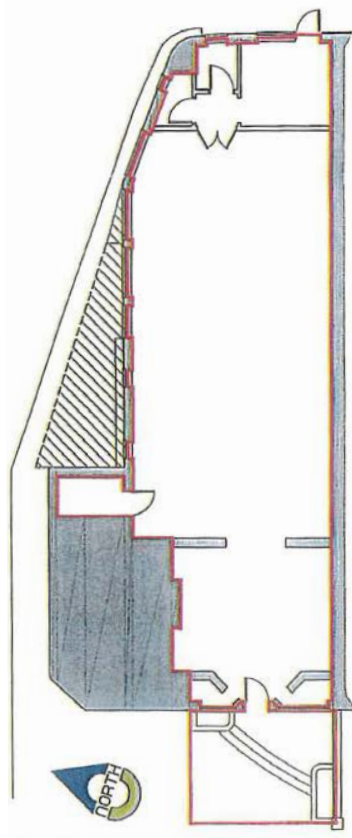
A purchase price at £595,000 represents a Gross Initial yield of **8.25%** on a rent of **£49,100 per annum** (when fully let and before allowing for the cost of utility bills and cleaning to the upper floors).



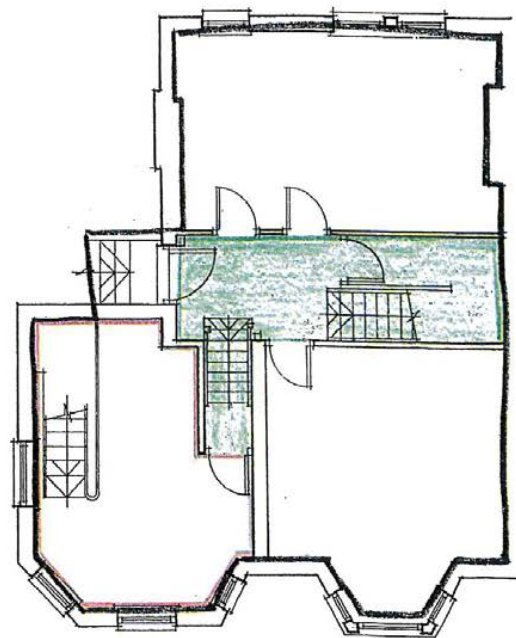
## Floor Plans



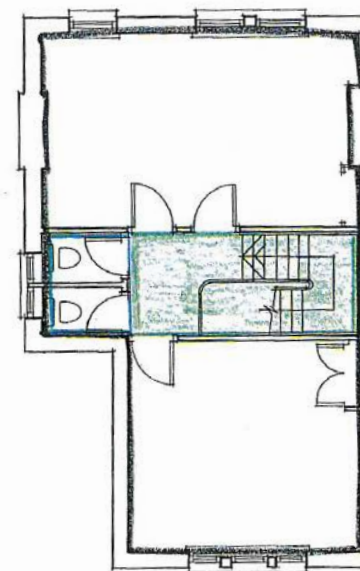
GROUND FLOOR PLAN  
1:100  
6 GILDREDGE ROAD  
EASTBOURNE



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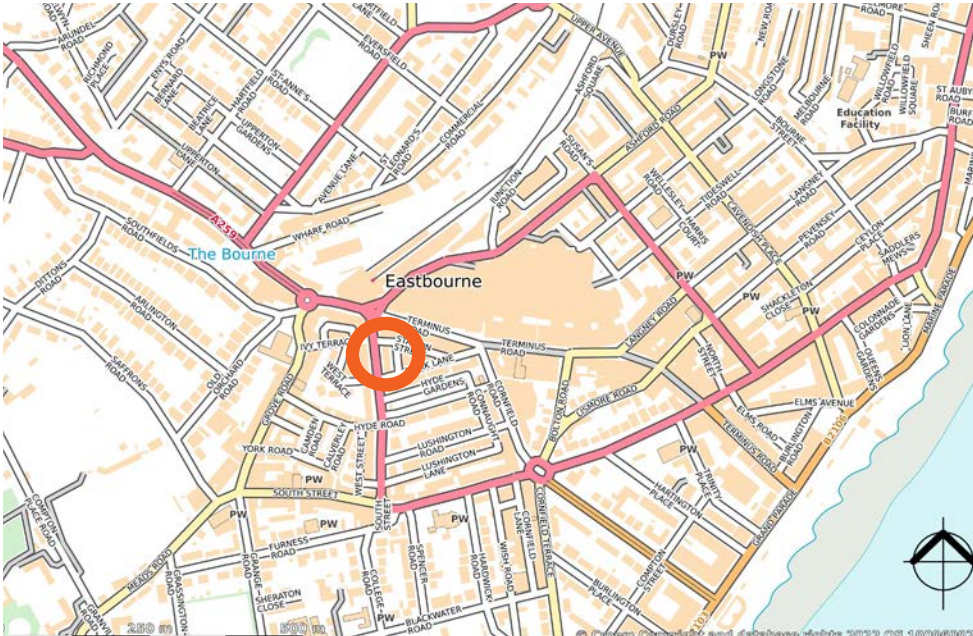
FIRST FLOOR PLAN  
1:100  
6 GILDREDGE ROAD  
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SECOND FLOOR PLAN  
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## Legal Fees & VAT

Each party to bear their own legal costs incurred.

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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August 2022

