



FOR SALE

99 Station Road
Polegate, East Sussex BN26 6EB



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Key Features

- Large detached Freehold opportunity
- Currently configured as a public house and separate 10 bedroom HMO accommodation
- Located on busy thoroughfare
- Offered with vacant possession
- Parking space for 4/5 cars
- Freehold interest with offers invited in the region of £750,000

Location & Situation

Polegate is located in East Sussex, 4 miles to the north of Eastbourne, 17 miles east of Brighton and 14 miles west of Hastings. London is located 50 miles to the north. The subject property is located on the Chaucer Business Park, approximately 1 mile to west of Polegate town centre.

Polegate railway station is circa 1 mile to the west and provides services to London Victoria and Brighton.

Location pin (what3words) : soil.zips.sage
<https://what3words.com/soil.zips.sage>





Description & Accommodation

The property comprises of what was originally a detached two-storey period building, which has since been extended to both the rear and into the eaves, where much of the HMO accommodation is located and accessed. Both the pub and HMO are now fully self-contained entities. .

Pub

- Central bar serving a two former bar areas
- Kitchen
- Cellar
- Gents & Ladies WCs

HMO accommodation

This has to date been partially fitted out and will require further works to finish

Ground floor

- Communal kitchen
- 4 bedrooms with en suite facilities
- Bike/bin store
- Plant room
- Laundry room

First Floor

- 3 bedrooms with en suite facilities
- Communal kitchen

Second floor

- 2 further suites/bedrooms





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Rateable Value

Rateable Value 2023: £7,900.

EPC

We understand the property to have an EPC rating of D (83).

Planning

We understand that the premises has dual use as a public house, which is a Sui Generis use class and HMO (house in multiple occupation), but Interested parties are advised to make their own planning enquiries.



FLOOR PLAN For identification purposes only





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Tenure

Freehold.

Terms

For sale with vacant possession with offers invited in the region of £750,000 (seven hundred and fifty thousand pounds).

Legal Fees

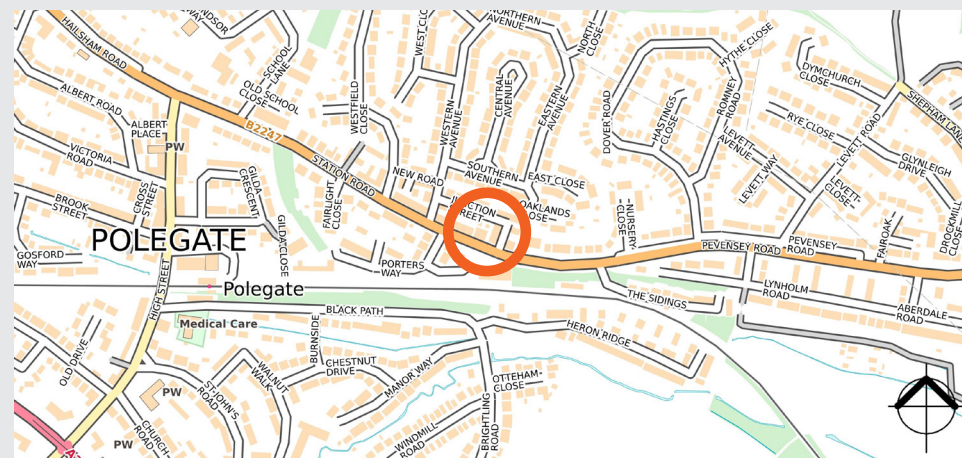
Each party to bear their own legal costs incurred.

VAT

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 agents Flude Property Consultants:

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