



For sale

239 South Coast Road, Peacehaven, B10 8LZ

Location

The property is in Peacehaven, a small town six miles eastwards along the coast from Brighton. It is part of a ribbon of development along the busy A259 South Coast Road which runs between Brighton and Newhaven and then onto Eastbourne.

Description

The property is a modern semi-detached, two storey building of brick construction. The first floor has been sold off on a long lease. The ground floor is vacant. There is an extension to the rear as well as a detached double garage and a small detached storage building.

Ground floor:	145.21 sq m	1,563 sq ft
Storage:	7.8 sq m	84 sq ft
Total:	153.01 sq m	1,647 sq ft

Tenure

Freehold

Price

Offers in excess of £125,000

Planning

The unit benefits from A2 use.

Business rates

We understand that the property is assessed as follows:

Rateable value: £15,750
UBR (2018/19): £0.48
Rates Payable: £7,560 pa

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is D. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.



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