

For Sale

21-25 Gildredge Road, Eastbourne



Location

The subject property is situated in Eastbourne, a resort town located on the southeast coast. Eastbourne is located approximately 24 miles to the east of Brighton and 30 miles south of Royal Tunbridge Wells. The property is 0.2 miles, directly south, of Eastbourne train station, which allows for connection to London with an approximate journey time of 1 hour 35 mins. The area comprises a predominately A2 retail pitch, with the majority of surrounding occupiers being professional services.

Description

The premises are arranged over basement, ground, first and second floors providing the following approximate net internal floor areas:

Ground floor:	99.68 sq m	1,073 sq ft
Basement:	65.12 sq m	701 sq ft
First floor:	111.67 sq m	1,202 sq ft
Second floor:	99.59 sq m	1,072 sq ft
Total:	376 sq m	4,048 sq ft

Tenure

Freehold.

Price

Offers in excess of £410,000 for the freehold interest.

Business rates

To be reassessed following the separation from the next door unit.

Interested parties should make their own enquiries with the Local Authority.

Legal costs

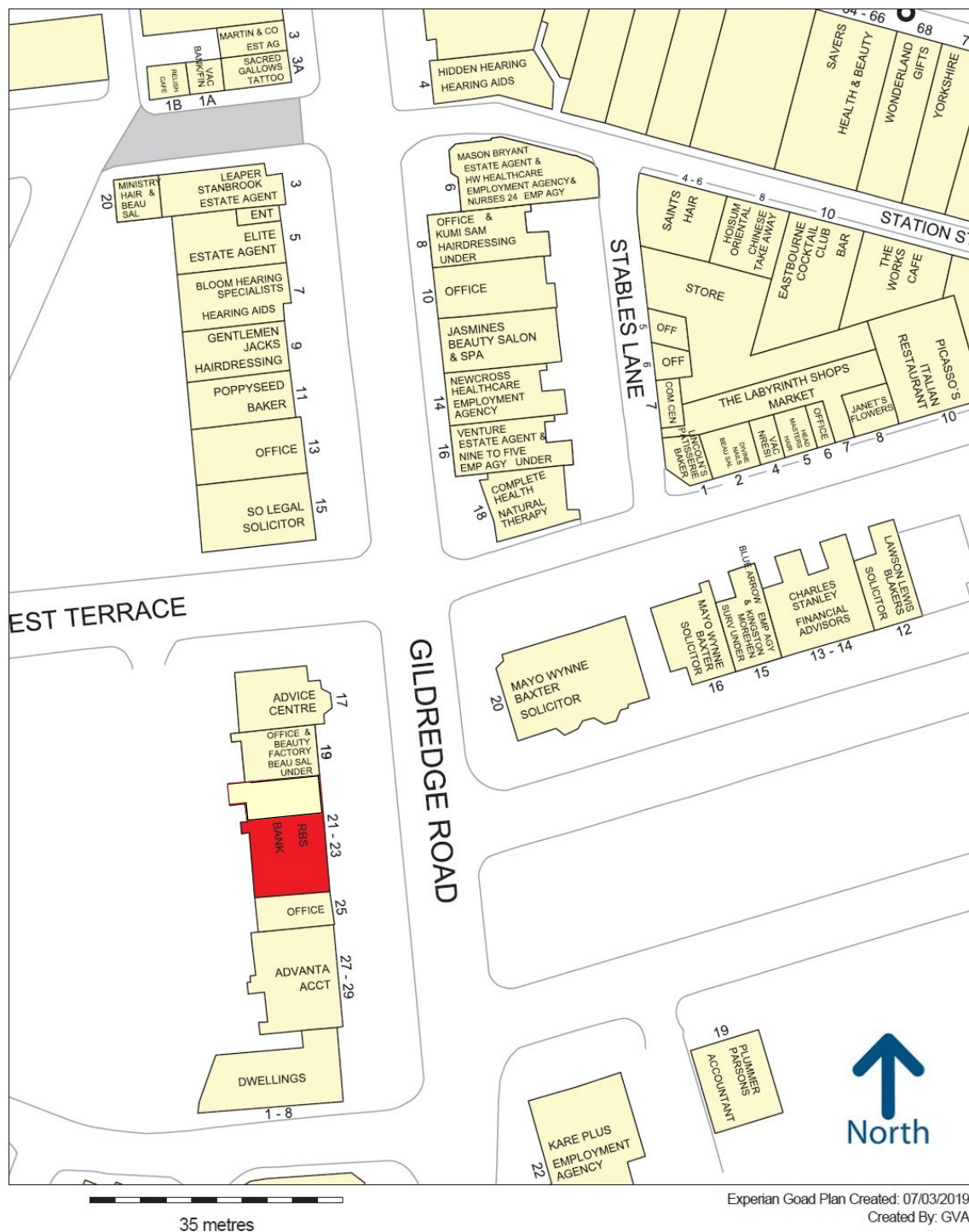
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Certificate is currently being commissioned following separation works. A certificate will be made available.

VAT

VAT if applicable will be charged at the standard rate.



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or

- representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.