

FREEHOLD FOR SALE

234 South Coast Road, Peacehaven BN10 8JS

LOCATION:

The property is situated in a prime position in central Peacehaven on the A259 South Coast Road, 6.5 miles east of Brighton & Hove and 3 miles west of Newhaven. The property adjoins King & Chasemore Estate Agents and Ladbrokes Betting Shop and backs onto residential gardens. Nearby occupiers include Sainsbury's Local, Karrisons Pharmacy, Select Convenience and Nationwide Building Society.

DESCRIPTION:

A mainly two-storey detached building arranged as a small convenience store (with off licence & Lottery) over front ground floor, with 3 bedroom non self-contained residential accommodation at the rear (included within a single storey extension), self-contained first floor 3-bedroom flat, off road parking for 2 cars, 2 single lock-up garages and good sized rear garden with side access.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Ground Floor		
Shop Sales Area	505 sq ft	46.9 sq m
Store	80 sq ft	7.4 sq m
WC		
3 bed flat with kitchen, bathroom/W.C and lounge in all:	782 sq ft	666.8 sq m
First Floor		
3 bed flat with bathroom, separate W.C. lounge and kitchen in all:	832 sq ft	77.2 sq m

TENURE:

The Freehold is offered for sale vacant.

PRICE:

Offers invited in the region of £450,000.

VAT:

The sale price will be subject to VAT if applicable.



RATES:

Rateable Value: £9,000 UBR 49.9p (April 2020/2021).
Small Business Multiplier

COUNCIL TAX:

Rear Flat: Band B
First Floor Flat: Band A

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Numbers:

Shop: **9000-1045-0361-3550-4074**
Rear Flat: **2738-8954-7289-1467-9984**
First Floor Flat: **2658-2049-7236-0397-9944**

The energy efficiency ratings for this property are:

Shop: **D 78** (expired 5th October 2019, new EPC applied for)
Rear Flat: **E 48**
First Floor Flat: **E 44**

Full copies of the EPC's can be viewed at:

www.ndepcregister.com

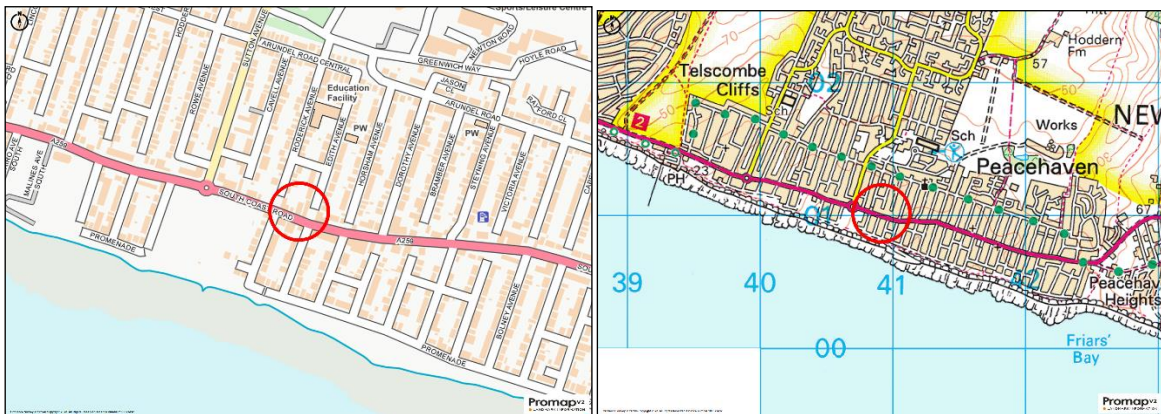
LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010** or email simon@carrpriddle.co.uk

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