



**FOR SALE**

28 Meads Street  
Eastbourne, East Sussex BN20 7QY





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## Key Features

- Freehold investment opportunity
- Located in popular Meads area
- Self-contained 3-bedroom maisonette on upper floors (let on a AST)
- Self-contained E-Class unit on ground & lower ground floors
- Combined income of £24,200 per annum
- Offers in excess of £390,000





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## Location & Accommodation

The property is situated in a prominent position on the western side of Meads Street located between the town, seafront and Beachy Head.

Meads Street is a popular residential and commercial area. There are a good range of shops and services to include The Co-Op, Tesco and other independent retailers.

The property comprises a 4-storey building. The ground and basement floors comprise commercial premises currently occupied by Leaper Stanbrook. The upper parts are self-contained 3 bed room maisonette arranged as Lounge; 3 double bedrooms; 2 study rooms; kitchen; bathroom; 2 separate WC's; large rear balcony/ patio; separate ground floor entrances at front & back. .

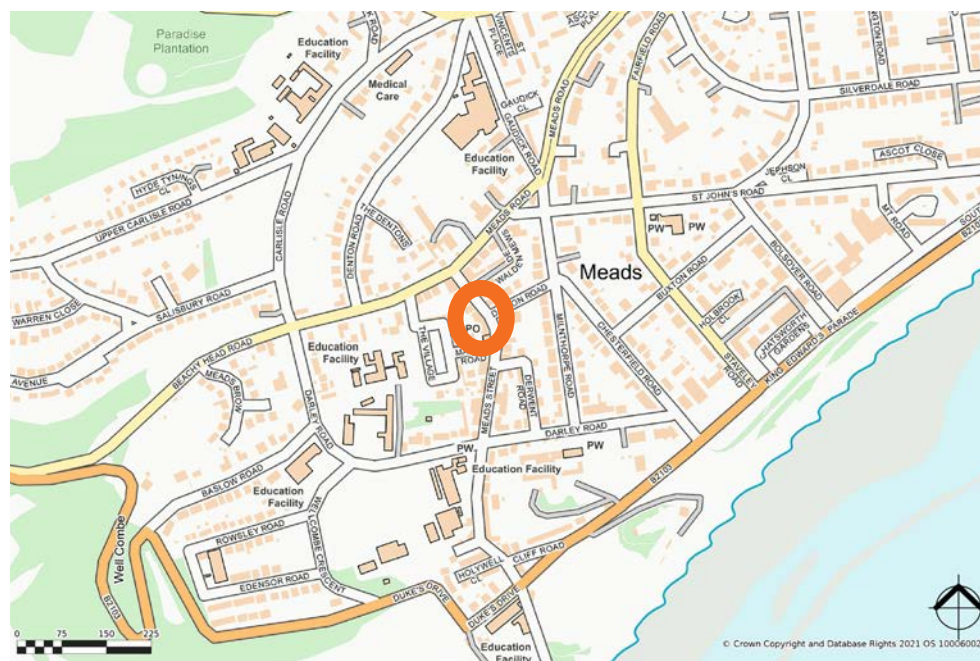
The commercial unit has the following approximate NIA:

| Area               | Sq Ft       | Sq M       |
|--------------------|-------------|------------|
| Ground floor       | 890 sq ft   | 82.67 sq m |
| Lower ground floor | 1,016 sq ft | 94.42 sq m |

## EPC

The ground and basement floors are to be assessed.

The maisonette has an EPC rating of D.





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## Tenure

The freehold interest in the property is offered subject to the following leases:  
We are informed that the maisonette is let by way of an AST at a passing rent of £10,200 pa (£850pcm). We await a copy of the AST.

The ground and basement commercial unit is let to 2 private individuals who operate an established estate agency business – Leaper Stanbrook - [www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk) They are holding over under a lease from 25 June 2006. The passing rent is £14,000 per annum exclusive. A 50% rent discount was agreed with the tenant in 2020 in light of Covid. This ran from the June 2020 quarter and is set to end at the end of the June 2021 quarter.

## Terms

Offers are invited in excess of £390,000.

## 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 sole agents Flude Property Consultants:

**Will Thomas**  
[w.thomas@flude.com](mailto:w.thomas@flude.com)  
01273 727070

**Aaron Lees**  
[a.lees@flude.com](mailto:a.lees@flude.com)  
01273 727070

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August 2021

