



**13-15 Carlisle Road**  
Eastbourne, East Sussex BN21 4BT

**FOR SALE**

## FREEHOLD INVESTMENT FOR SALE

Size 140.06 sq m (1,507 sq ft)

### Key Features:

- Attractive period building close to the seafront
- Flats to upper parts sold on long leases
- Self-contained ground and lower ground let on a 6-year lease
- Close to seafront
- Freehold £380,000





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## Location

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

Carlisle Road is a busy local retail parade opposite the main slipway to the beach and Wish Tower. The Road is a mix of retailers and restaurants.

## Accommodation

The property comprises an attractive traditional terraced building. The property also benefits from a substantial frontage and dual entrances. The upper parts comprise of 10 self-contained flats that have all been sold on long leases.

The ground and lower ground property has the following approximate measurements.

Floor	Sq Ft	Sq M
Ground	1,014	94.20
Lower ground	493	45.86
<b>Total</b>	<b>1,507</b>	<b>140.06</b>

## EPC

We understand the property to have an EPC rating of E(111).

## Planning

Planning was secured for the commercial unit on 27/05/2002 for Sui Generis Use.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

We understand the property is within a conservation area.

## Terms

Our client is offering the freehold which is offered with a combined income of £26,000 per annum.

This subject to the lease of the ground floor and basement unit, which is dated June 2022 for a 6 -year term, outside of the act with a passing rent of £24,000 per annum. There is a rent review at Year 3.

The 10 flats on the floors above have been sold via 125 year leases dated 2015 paying a combined £2,000 ground rent per annum.

## VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.





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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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PROPERTY CONSULTANTS



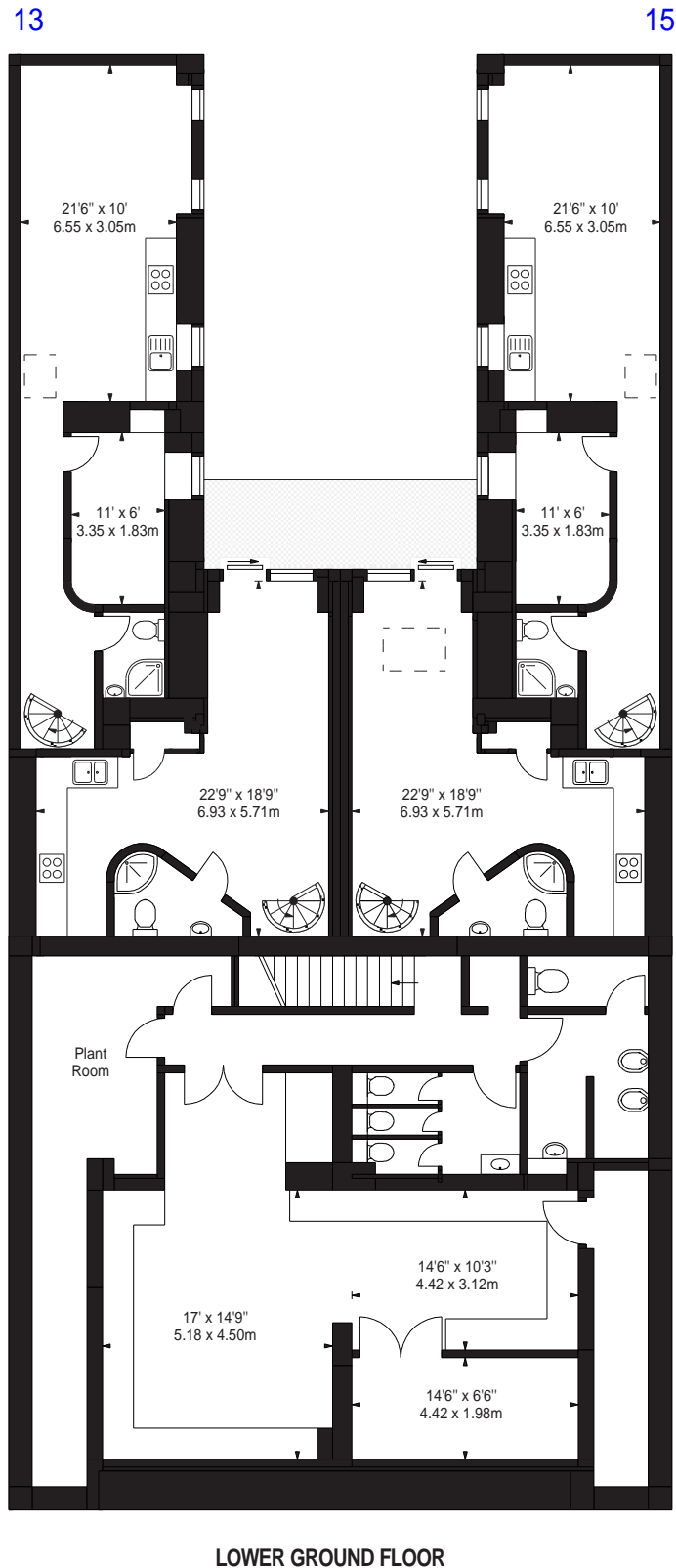
June 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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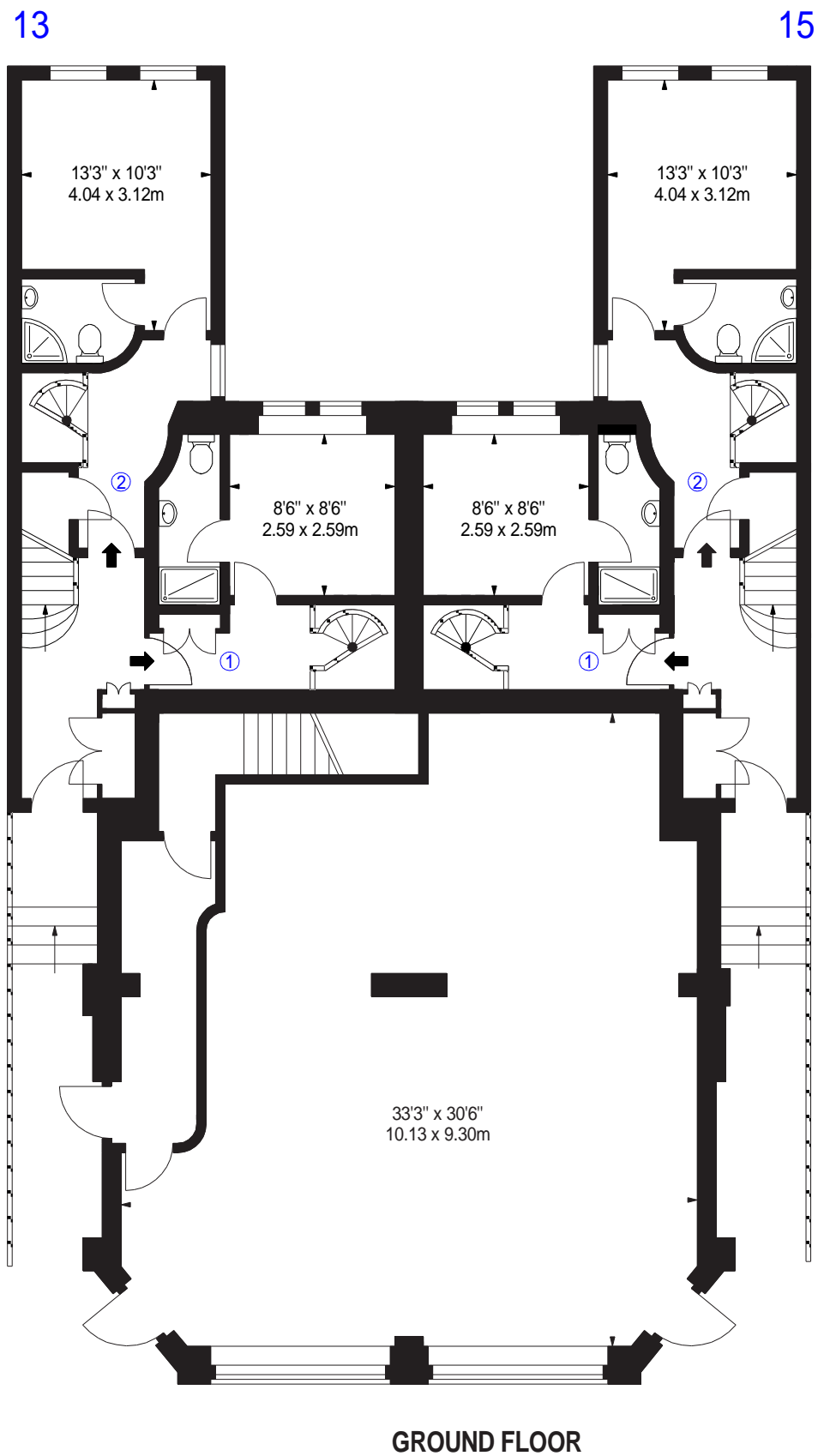
## Floor Plans





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## Floor Plans

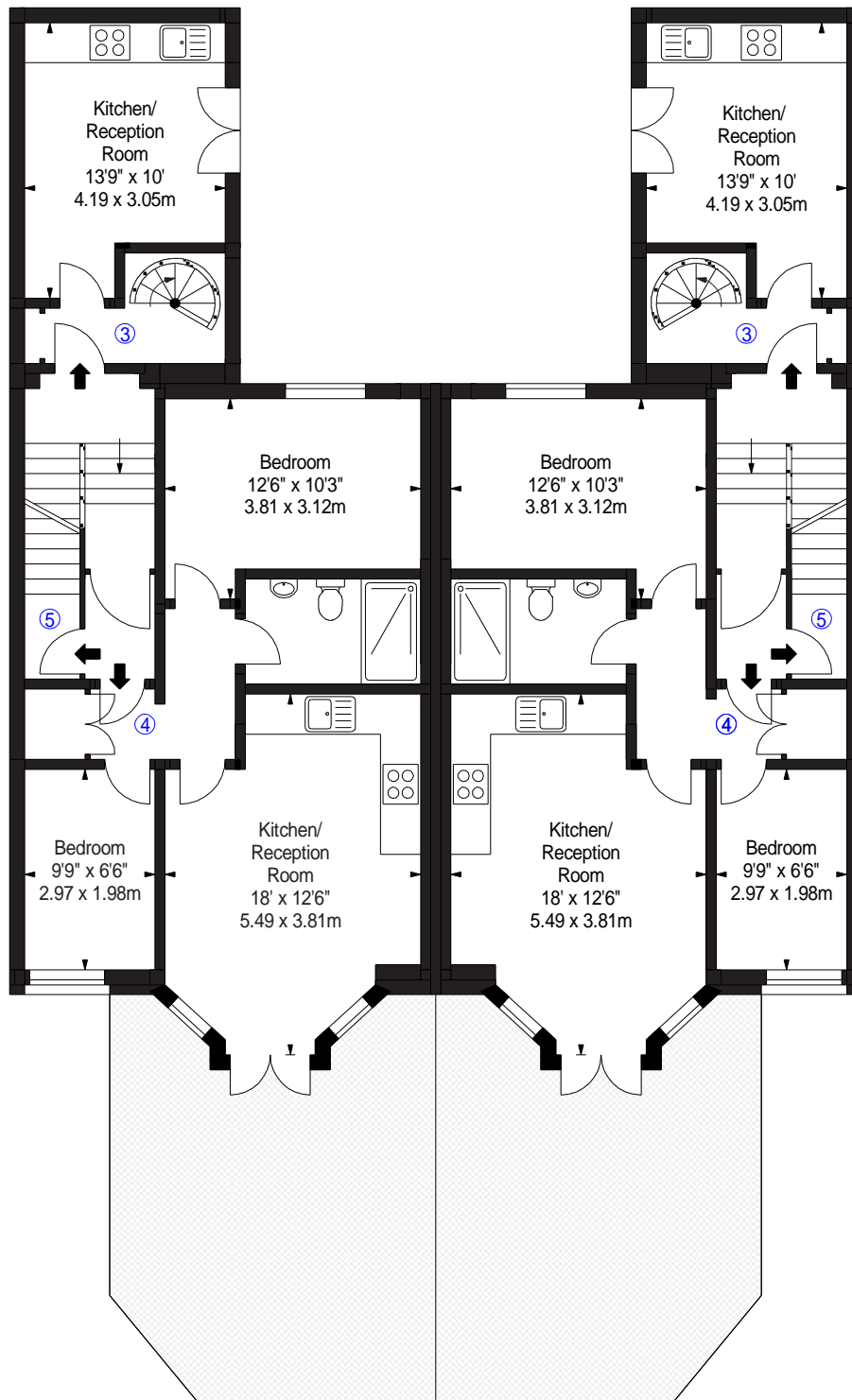




## Floor Plans

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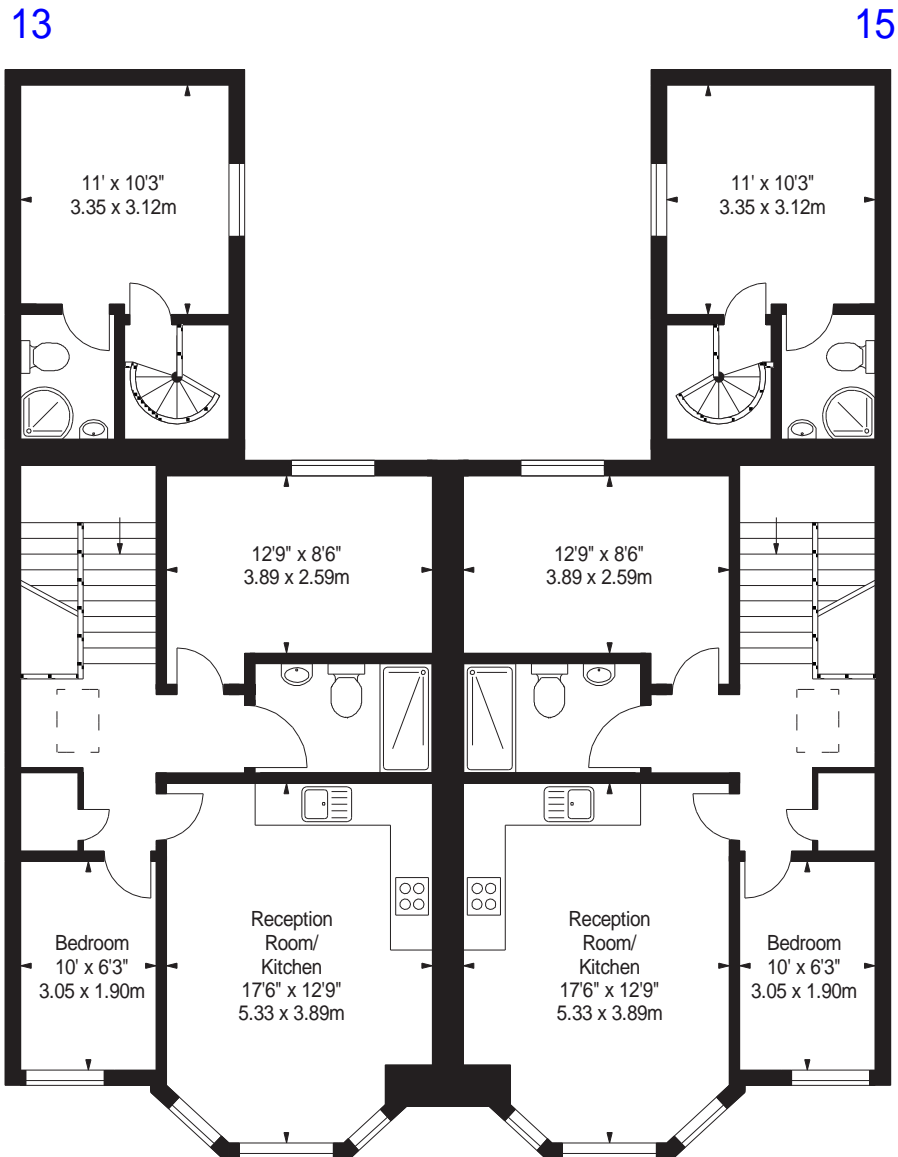


FIRST FLOOR



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## Floor Plans



## SECOND FLOOR