

FOR SALE

VACANT OFFICE BLOCK WITH RESIDENTIAL CONSENT – 2,624 SQ FT (243.77 SQ M)
The Annex, 1A The Avenue, Eastbourne, East Sussex BN21 3XY

DESCRIPTION

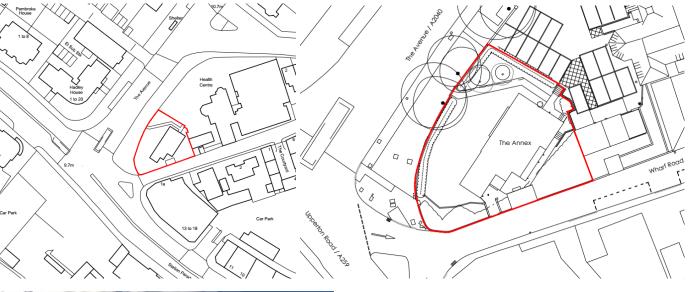
- Rare freehold for sale with Vacant Possession.
- Existing office block over basement, ground and first floor.
- Suitable for owner occupiers and developers.
- New build construction of 8 residential dwellings approved Aug 2023

LOCATION

Centrally and prominently located within a short walk of Eastbourne train station.

EXISTING ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Basement (Plant Room)	146	13.55
Ground Floor	1,302	120.98
First Floor	1.176	109.24
TOTAL	2,624	243.77



PRICE

Price on application

VAT

We understand the site is not VAT elected and therefore, is not chargeable

TENURE

Title to be split from Freehold ESX194563

PLANNING

Demolition of the existing building and construction of 8 residential dwellings approved unconditionally Aug 2023 (Ref: 230385)

EPC

117-E

RATEABLE VALUE

To be split and reassessed from wider site assessment RV of £69,000

DATA ROOM

To register and view the data room click **HERE**





VIEWINGS -Max Perkins

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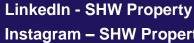
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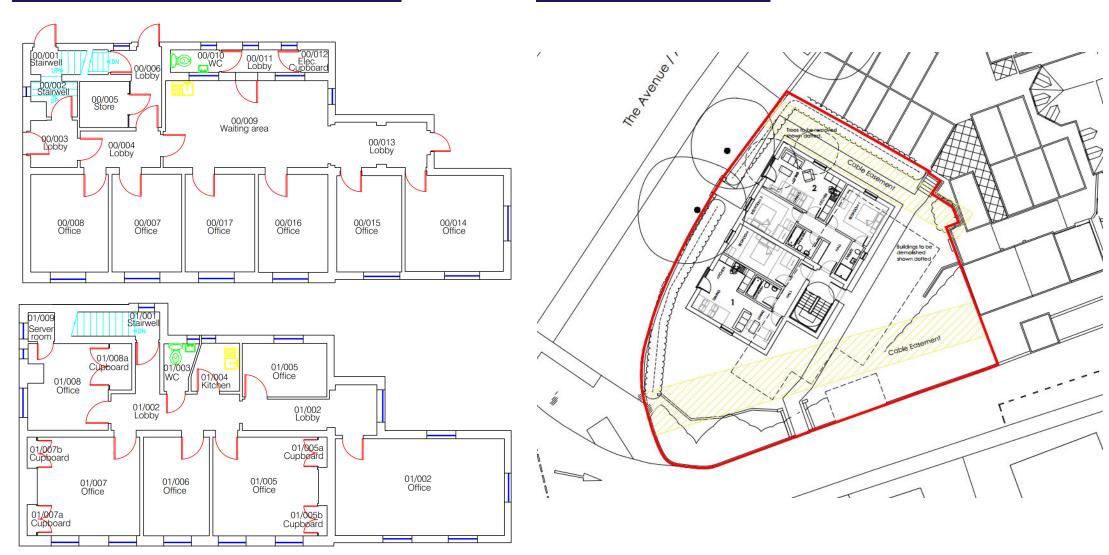


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EXISTING GROUND / FIRST FLOOR PLANS

PROPOSED SITE LAYOUT



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