

**SHW**

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**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

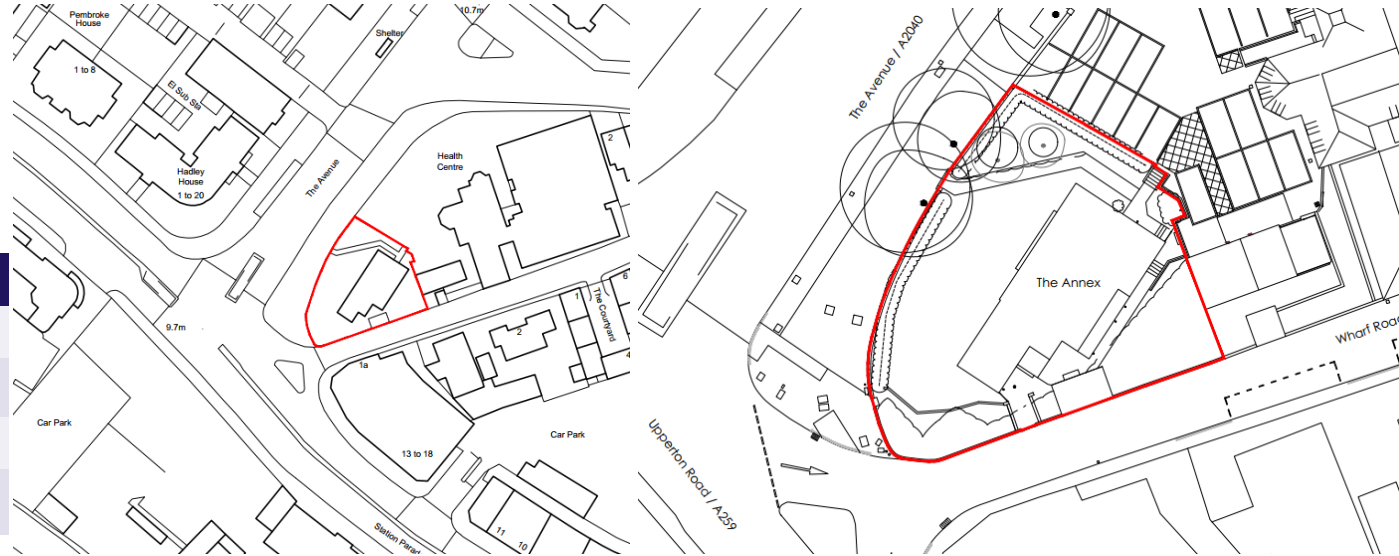
- Rare freehold for sale with Vacant Possession.
- Existing office block over basement, ground and first floor.
- Suitable for owner occupiers and developers.
- New build construction of 8 residential dwellings approved Aug 2023

## 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
<b>TOTAL</b>	<b>2,624</b>	<b>243.77</b>



## 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

t: 07947 373545

e: [mperkins@shw.co.uk](mailto:mperkins@shw.co.uk)



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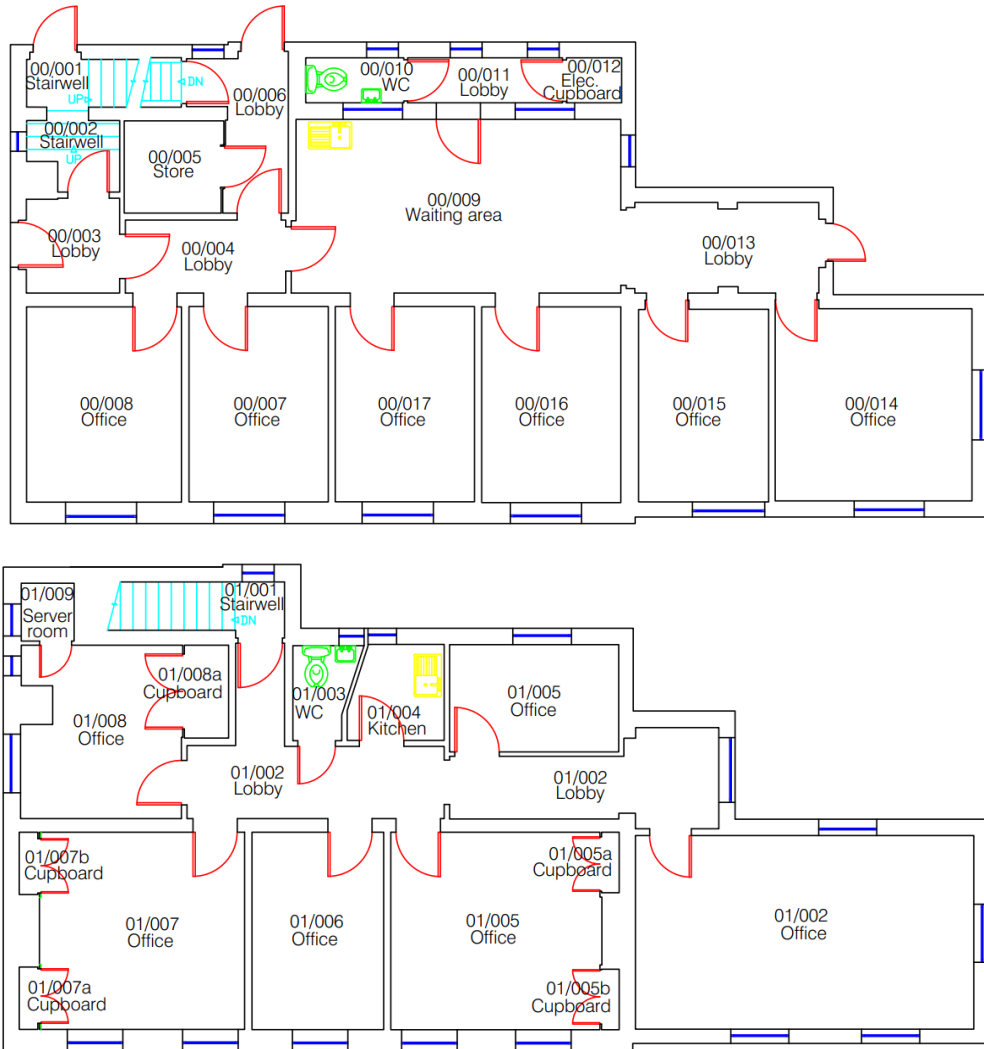
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## EXISTING GROUND / FIRST FLOOR PLANS



## PROPOSED SITE LAYOUT



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