

GUIDE PRICE

**£45,000**

BIDDING DEPOSIT

**£3,500**

DIGITAL AUCTION DATE

**23rd September 2020**



## **Torfield Court St. Annes Road, Eastbourne, East Sussex BN21 2HR**

Freehold ground rent investment secured upon eighteen self-contained flats and eighteen garages - Development opportunity (s.t.p.)

**Bid1.**



## Property Summary

- Ground rent investment secured upon eighteen flats and eighteen garages
- **Investment producing £990 per annum (18 flats and 16 garages doubling every 25 years)**
- **Valuable reversion of two garages in approximately 40 years**
- Development Opportunity for additional flats (s.t.p.)

## Location

Situated off St. Annes Road, close to the junction with Torfield Road. Public transport includes Eastbourne railway station. Shopping amenities are at The Beacon Shopping Centre. Recreation facilities can be found at Gildrege Park, Eastbourne Downs Golf Club and the seafront nearby.

## Planning

We are advised that the building has development potential to add additional flats, subject to the necessary planning consents. Prospective purchasers are advised to read the legal documentation containing pre-planning application advice received from the local authority and are advised to rely on their own enquiries in this regard.

## Local Authority

Lewes District Council and Eastbourne Borough Council  
01323 415522  
[www.lewes-eastbourne.gov.uk](http://www.lewes-eastbourne.gov.uk)



Unit	Lease Term	From	Rent Per Annum
1 - 18	125 years	29/9/2004	£900 (doubling every 25 years, next increase due in 9 years)
Garages 1, 3 - 10, 12 - 18	125 years	29/9/2004	£80 (doubling every 25 years, next increase due in 9 years)
Garages 2 & 11	99 years	29/9/1961	£10

## Total Rent Reserved

£990 per annum (18 flats and 16 garages doubling every 25 years, next increase due in 9 years)

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## Contact BidXL

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