



14 Sutton Road
Seaford, BN25 1RU

Ground Floor Retail Investment For Sale on a Long-Leasehold Interest

324 sq ft
(30.10 sq m)

- Town centre and seaside location
- Lock up retail shop investment
- Income generating £9,000 per annum
- Ideal SIPP investment

14 Sutton Road, Seaford, BN25 1RU

Summary

Available Size	324 sq ft
Price	£105,000
Rateable Value	£6,300
EPC Rating	E

Description

Fantastic opportunity to acquire a long-leasehold interest of a lock up ground floor retail unit in the heart of Seaford town centre.

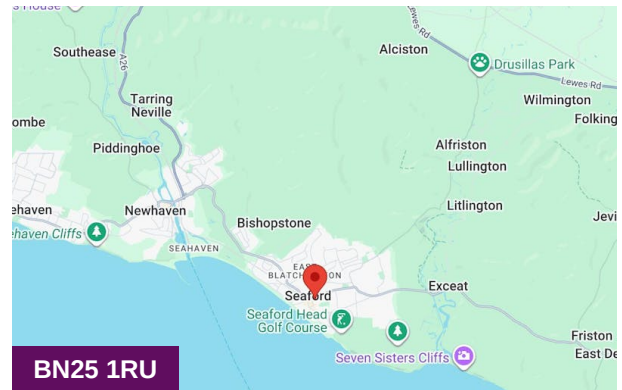
No. 14 is a lock up retail unit equating to approx. 324 sq ft trading as Holy Cow, which is an independent ice cream parlour with a supplementary food and drink offering. Holy Cow have been in occupation for 10 years; their current lease runs from 16th February 2025 for a term of 5 years with a mid-term tenant only break and a passing rent of £9,000 per annum exclusive.

The Head Lease of No.14 is what is available to be purchased, which enables the property to be held in a SIPP. The Lease is dated 5 April 2016 for a term of 150 years, therefore expiring 3 April 2166, with a ground rent payable annually of £200.

A copy of the Head and occupational Lease is available upon request.

Location

The premises are located in a parade of shops in Sutton Road, close to the junction with Broad Street, the main shopping thoroughfare in Seaford town. The A259 coast road links Eastbourne to Brighton city centre. The railway station in Seaford town, is a short walk from the property and has train links to London and Brighton.



Viewing & Further Information



Alex Roberts

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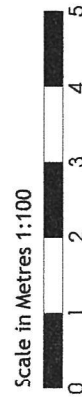


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The floor plan shows a rectangular building layout. On the left side, there is a kitchen area with a sink, stove, and counter, and a WC (toilet) area with a toilet and sink. A central counter runs horizontally across the middle. To the right of the counter is a large open area labeled 'Cafe'. The building has two main entrances: one at the top center and one at the bottom center, both marked with 'IN' and arrows. A dashed line indicates a path leading from the kitchen area towards the bottom entrance. Outside the building, there is a large area labeled 'Forecourt'.



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This is a detailed street map of the area around the University of Cambridge. The map shows several streets, including King's College Road, Senate House Road, and the River Cam. The map includes various buildings, green spaces, and a car park. The map is oriented with North at the top.

Scale in Metres 1:1250

+LP Location Map 1:1250



Scale in Metres 1:500

+SP Site Plan 1:500



+00 Ground Floor Plan 1:100

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title	Lease Plan
client	Simon Hatton

date
Mar 2015

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