



RUPERT BURSTOW
Property Consultancy & Acquisitions

**FREEHOLD GROUND RENT
OPPORTUNITY
INCOME £300 PA
MAINTENANCE COVERAGE 100%
FOR SALE**



**68 CAVENDISH PLACE
EASTBOURNE
BN21 3RL**

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68 CAVENDISH PLACE, EASTBOURNE, BN21 3RL

LOCATION	Cavendish Place runs north/south between the A2040 (Upper Avenue) and the seafront (Grand Parade/Marine Parade) in Eastbourne's town centre close to Eastbourne's mainline railway station and the Arndale Centre.	
ACCOMMODATION	The building consists of 3 residential units sold off on long leases, therefore the freehold being available as follows:	
Ground Floor:	Garden flat sold on long lease of 125 years from 24 th June 2004	
	Ground rent	£100 pa
	Tenants share of total expenditure	35%
First Floor:	Flat sold off on 125 year lease from 24 th June 2004	
	Ground rent	£100 pa
	Tenants share of total expenditure	30%
Second/Third Floor:	Flat sold off on a 125 year lease from 24 th June 2004	
	Ground rent	£100 pa
	Tenants share of total expenditure	35%
	Total income	£300 pa
	Total building expenditure coverage	100%
TENURE	Freehold	
PRICE	Offers invited in the region of £5,000	
VAT	VAT may be chargeable on the terms quoted	
LEGAL FEES	Incoming tenant to bear both parties legal costs	
VIEWING	Strictly via a prior appointment through sole agent: Rupert Burstow Ltd Tel: 01273 731111	

