

Lot 78

Auction Date:
23rd July 2026

Freehold Mixed Use Investment In Town Centre

📍 83 South Street, Eastbourne, East Sussex, BN21 4LR

GUIDE PRICE

£500,000 - £525,000* + FEES

Currently let at £56,400 per annum



Scan the QR code to view the property online



CATEGORY



Mixed

Commercial/Residential

TENURE



Freehold

BEDROOMS



x 6

BATHROOMS



x 4

This mid-terrace bay fronted period property is arranged over five floors as a ground floor lock-up retail/office unit with four self-contained flats occupying the rest of the premises. All fully let and producing £56,400 per annum.

It is situated in this busy secondary commercial thoroughfare close to Eastbourne town centre, within easy reach of comprehensive shopping facilities of Gildredge Road and Cornfield Road. The sea front and mainland station are nearby, with excellent road links to Brighton, Hastings and all surrounding areas via the nearby A27 and A259.

GROUND FLOOR - RETAIL

Retail unit let to Northwoods Estate Agents with a retail/office area, kitchen, separate W.C. and communal hallway with stairs to Lower Ground Floor with large store room.

TENANCY

Ground Floor and lower ground floor unit is let on a 10-year full repairing and insuring lease from 13th September 2018 at a passing rent of £12,000 per annum, with 3-yearly rent reviews.

FLAT A

Living room with incorporated kitchen, glazed door to rear patio and bedroom with en-suite shower room/W.C.

TENANCY

Let under the terms of an Assured Periodic Tenancy at a current rental of £800 per calendar month.

EPC RATING C

COUNCIL TAX BAND A

FIRST FLOOR

Landing.

FLAT B

Hallway, living room with open plan kitchen, bedroom one, stairs down to bedroom two and bathroom/W.C.

TENANCY

Let under the terms of an Assured Periodic Tenancy at a current rental of £1000 per calendar month.

EPC RATING E

COUNCIL TAX BAND B

SECOND FLOOR

Landing.

FLAT C

Hallway, living room with open plan kitchen, bedroom one, stairs leading down to bedroom two and bathroom with W.C.

TENANCY

Let under the terms of an Assured Periodic Tenancy at a current rental of £1,000 per calendar month.

EPC RATING D

COUNCIL TAX BAND B

THIRD FLOOR

FLAT D

Living room with open plan kitchen, double bedroom and shower room/W.C.

TENANCY

Let under the terms of an Assured Periodic Tenancy at a current rental of £900 per calendar month.

EPC RATING C

COUNCIL TAX BAND A



The map and satellite images are based on postcode information and are available for directions only. They may not necessarily show the exact lot being offered, but will be in close proximity. Please refer to the sale plan in the legal documentation for precise details of the lot to be sold.

Richard Payne/Ben Maylin
on [01273 504232](tel:01273 504232)

Joint Agents

 **Sussex
Commercial**
Sussex Commercial
[01323 700100](tel:01323 700100)

Additional Pictures





Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)