



UTS

No. 47  
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# Grove Road, Eastbourne

£650,000 Freehold

Retail for sale

## Description

3 x Residential flats with Separate Commercial Premises \*\*  
Generating £37,099.92pa currently with room to improve \*\*  
Freehold \*\* Sought after Little Chelsea Location \*\* Excellent  
Investment \*\*

Milestone Sales are delighted to introduce to the market this very attractive investment opportunity comprising of 3 x spacious 1 bedroom flats with a separate commercial unit which has been rented to the same tenant since 2013. Situated in the sought-after Little Chelsea area of Eastbourne within close proximity of the newly developed Beacon Shopping Centre, Trainstation and so much more this is a building that will benefit from the development works in its immediate vicinity.

£12,500pa Commercial rented since 2013

Second floor one bed 800pcm recently renovated  
First Floor bed at 600pcm  
Third Floor £650pcm

£37,099.92 per annum = 5.707%

Agent perspective.



The flats are of generous proportion in an exceptionally attractive and sought-after location.

We feel that £600 and £650pcm is too low and is not in line with comparable evidence and therefore would be increasing the rents to £750 PCM which would increase the yield and performance of the investment

which would generate £40,099.92 which would offer a yield of 6.169%

Milestone Sales do not manage this block of apartments nor the commercial premises. We have been informed that the tenants in the residential units are on legitimate AST's and that those rentals are fully compliant.

Due to the property being tenanted we have not yet been able to get photos of the internals.

Tenure: Freehold

**Tenure**

Freehold



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Viewing by appointment only  
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