



**198 SOUTH COAST ROAD**  
**PEACEHAVEN, BN10 8JL**

**£275,000**  
**FREEHOLD**

A freehold single storey commercial unit currently used as a café and cycle studio. The property is let on a 7 year lease from June 2022 at a rent of £18,000pa rising to £20,000pa in June 2027 and £22,000 in June 2028. Planning was approved in 2021 under application number LW/20/0375 for demolition of the existing building and construction of a shop, 1 x 2 bedroom flat and 3 x 1 bedroom flats. Buyers should make their own enquiries as to the existing use class and future changes of use.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







Total Area: 108.8 m<sup>2</sup> / 1171 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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