

To Let on Long Tenancy Agreement

Flats 1-9, 21-23 Langney Road, Eastbourne, East Sussex, BN23 7QD

Location

Langney Road is situated on the way system though the centre of Eastbourne. The premises is situated on the west side above Iceland, with Debenhams and TJ Hughes departments stores close by.

Description

The property will consist of 9 flats on the first and second floors. Seven 1 bedroom and two 2 bedroom flats. The flats will be built to specification.

Terms & Tenure

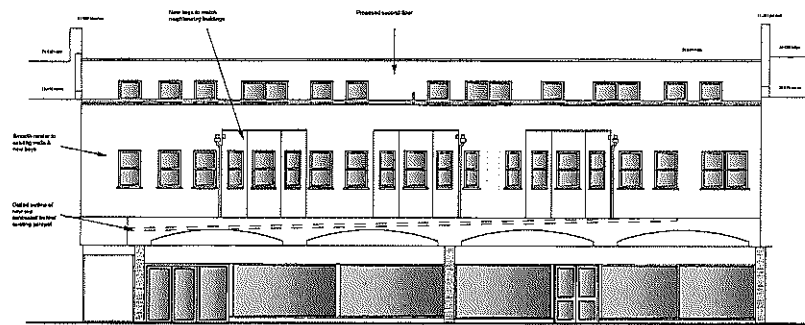
The 9 flats are available to let on a long term full repairing and insuring tenancy of circa 15 years at a rental of £65,000 per annum.

Rates

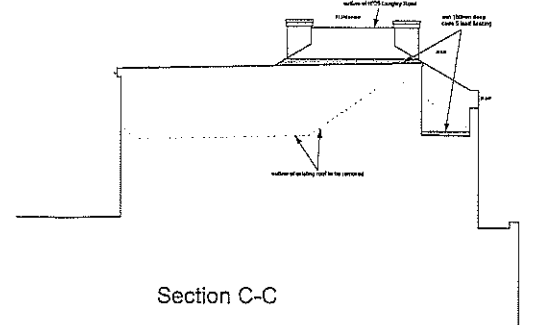
Rateable Value TBA. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

Accommodation

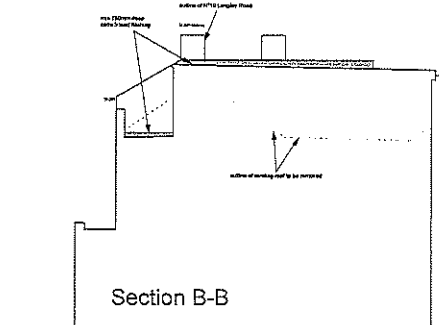
Flat 1	1st Floor 2 bed	678 sq ft	63 sq m
Flat 2	1st Floor 1 bed	452 sq ft	42 sq m
Flat 3	1st Floor 2 bed	602 sq ft	56 sq m
Flat 4	1st Floor 1 bed	452 sq ft	42 sq m
Flat 5	1st Floor 1 bed	516.6 sq ft	48 sq m
Flat 6	2nd Floor 1 bed	538.2 sq ft	50 sq m
Flat 7	2nd floor 1 bed	548.9 sq ft	51 sq m
Flat 8	2nd floor 1 bed	548.9 sq ft	51 sq m
Flat 9	2nd floor 1 bed	538.2 sq ft	50 sq m



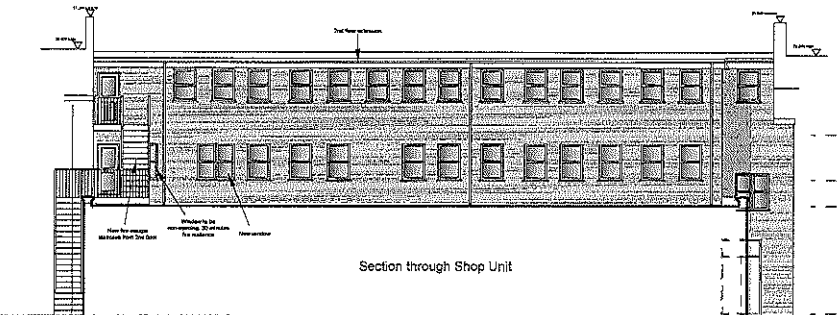
South East (Front) Elevation



Section C-C

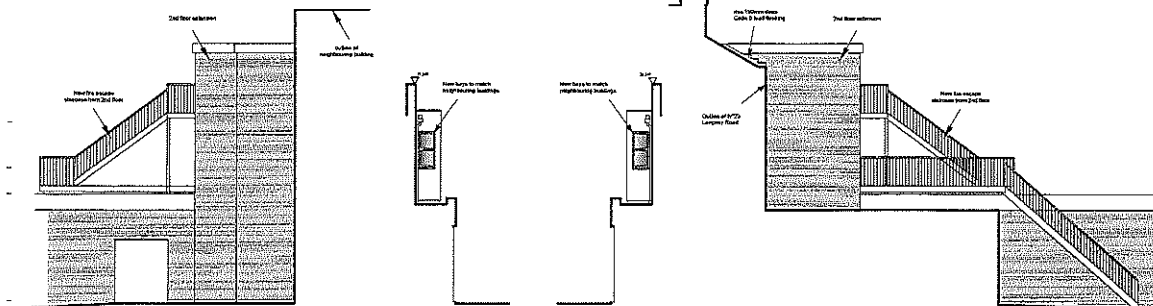


Section B-B



Section through Shop Unit

North West (Rear) Elevation



South West (Side) Elevation

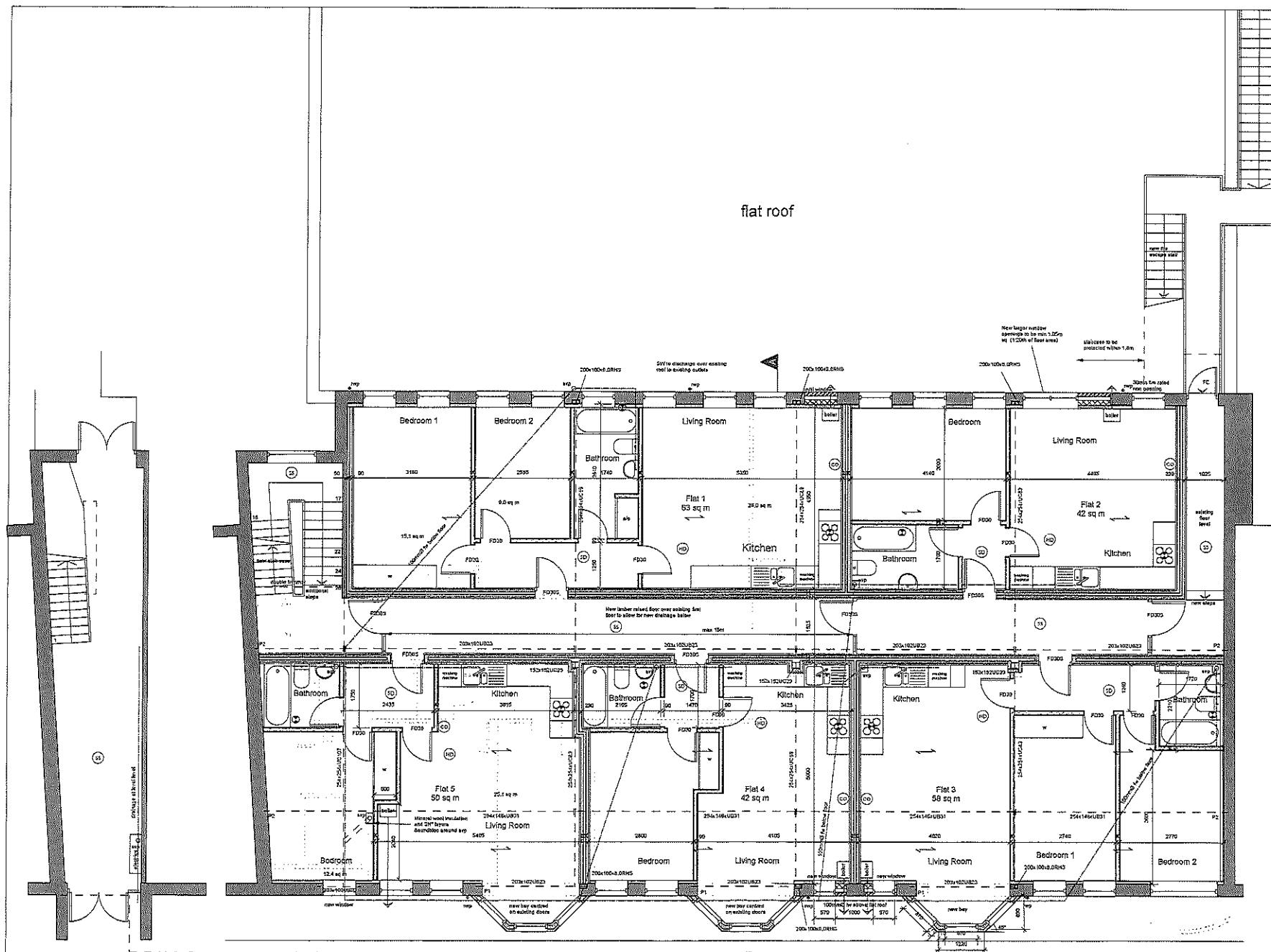
North East (Side) Elevation

0 1 2 3 4 5 10m

a 23.02.2017 Updated
b 28.04.2018 Sections added
Revisions

<p>© copyright</p> <p>c.k.a.</p> <p>ARCHITECTURAL CONSULTANTS LIMITED</p> <p>36 Church Street, Eastbourne East Sussex, BN21 1HS</p> <p>Telephone: (01323) 729516 e-mail: info@ckaarchitectural.co.uk</p> <p>Client Clifton Properties</p> <p>Project address 21 - 23 Langney Road Eastbourne</p> <p>Project description & title 1st floor conversion and 2nd floor ext. to form 9N° flats Proposed Elevations</p> <p>Scale 1:100 @ A1</p> <p>Date 09.01.2017</p> <p>Drawing number 216600-45</p> <p>Revision b</p>	
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flat roof



Ground Floor

First Floor

a 23.02.2017 Updated
b 02.08.2017 Wall thickness adj N19
Revisions

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Client
Clifton Properties

Project address
21 - 23 Langney Road
Eastbourne

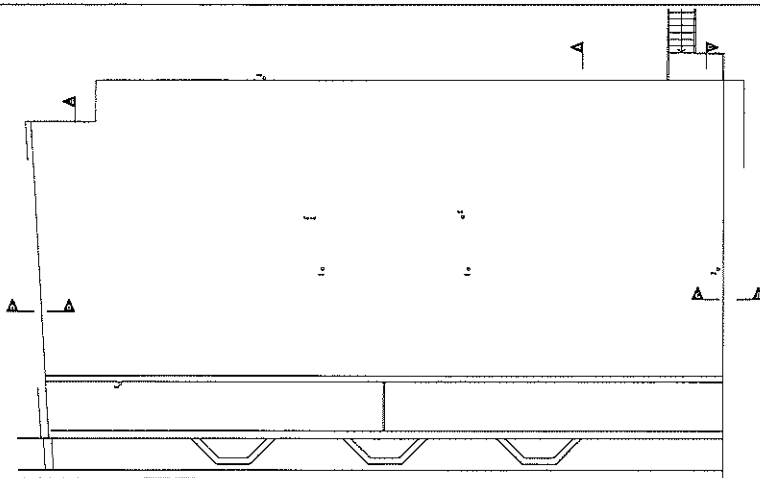
Project description & title
1st floor conversion and 2nd floor
ext. to form 5N* flats
Proposed Ground & First Floor

Scale 1:50 @ A1

Date 09.01.2017

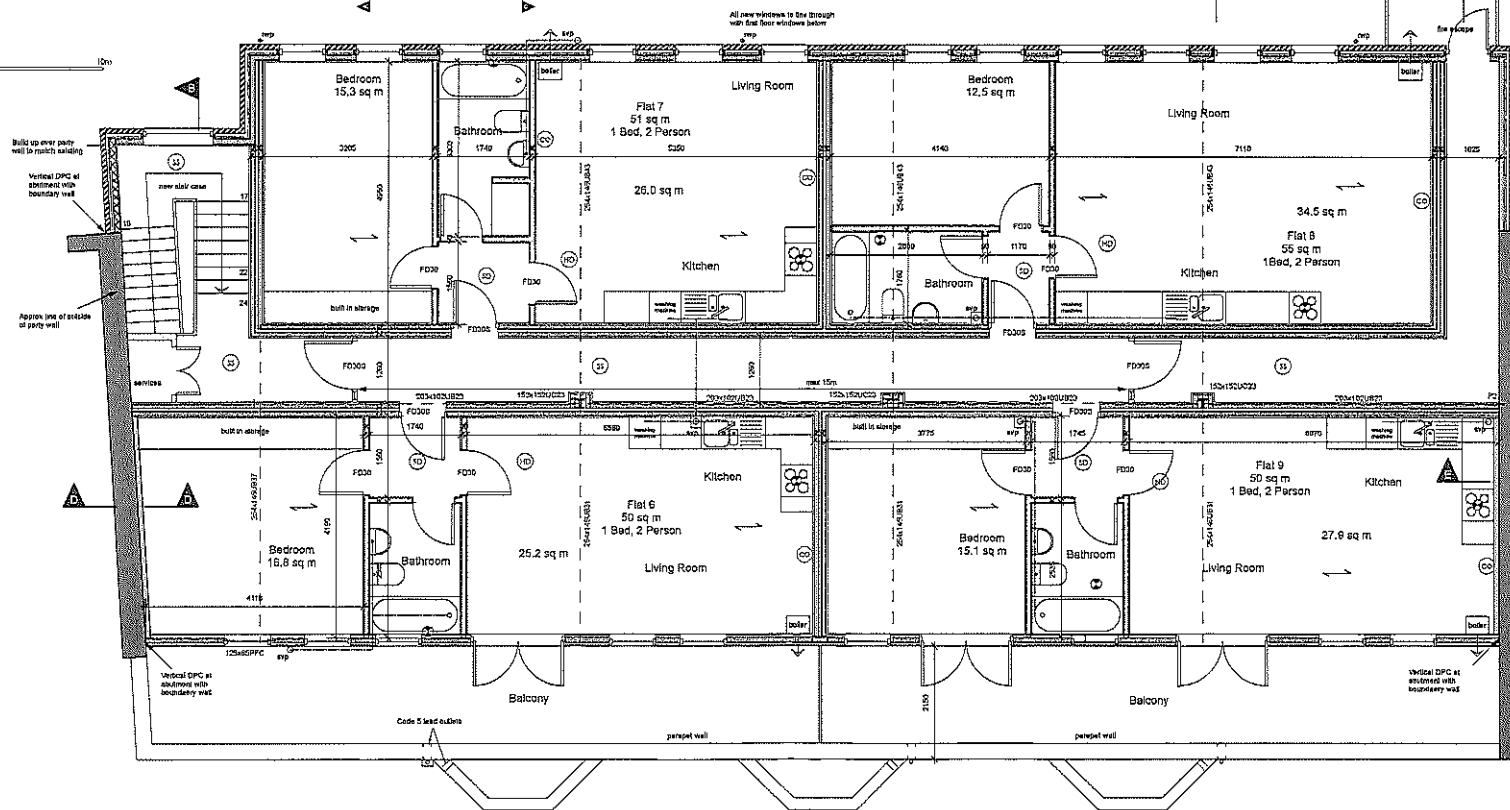
Drawing number
216500-43

Revision
b



Roof Plan

0 1 2 3 4 5 10m



Second Floor

0 1 2 3 4 5 10m

a 23.02.2017 Updated
b 28.04.2017 Sections added
c 02.06.2017 Wall thickness adj N*19
d Party wall line adj N* 19

Revisions

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Client
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Project address
21 - 23 Langney Road
Eastbourne

Project description & title
1st floor conversion and 2nd floor
ext. to form 9N° flats
Proposed Second Floor

Scale 1:50 & 100 @ A1

Date 08.01.2017

Drawing number
216600-44

Revision
d