



15A NORTH STREET, EASTBOURNE

£50,000 FREEHOLD

Accommodation: Main commercial room, separate WC.

The Exchange are offering this commercial premises for sale within Eastbourne Town Centre. To arrange a viewing call The Exchange Property Services on 01323 489560.

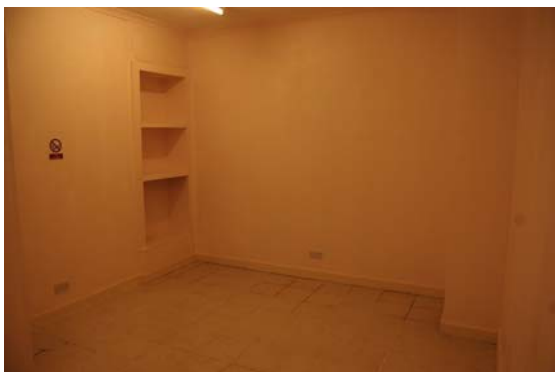
Property usage to be confirmed.

GROUND FLOOR

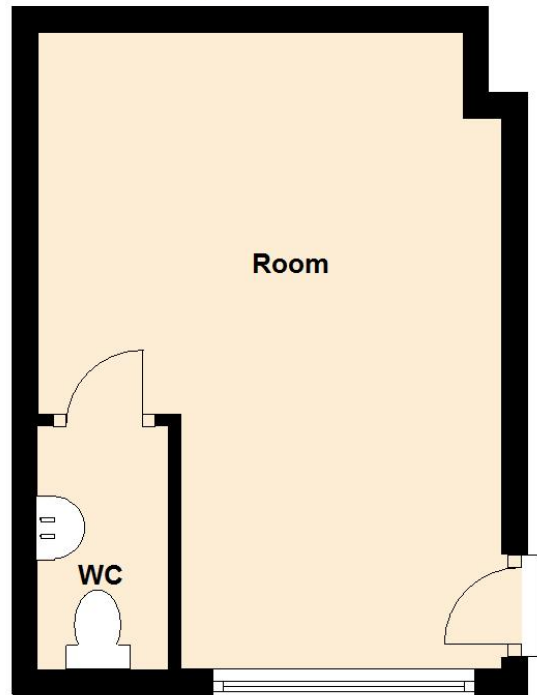
Main Room

5.01m (16'5") reducing to 3.01m (9'10") x 3.64m (11'11") reducing to 2.53m (8'3")

Double glazed window to front with security roller shutter, double glazed door to side with security roller shutter, meter cupboard, tiled flooring:



Ground Floor



WC

Wall mounted wash hand basin, low-level WC, partly tiled walls, tiled flooring:



Energy Performance Certificate

Non-Domestic Building



15a, North Street
EASTBOURNE
BN21 3HG

Certificate Reference Number:
0030-9234-0330-2570-5030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 115

This is how energy efficient
the building is.

Technical Information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m ²):	18
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	5.67
Primary energy use (kWh/m ² per year):	33.52

Benchmarks

Buildings similar to this
one could have ratings as
follows:

97

If newly built

285

If typical of the
existing stock

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be pleased to recommend one.

The	Exchange	Property Services Mortgage Services Letting & Management Services Conveyancing Services
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