

**Lot 5, 36 The Goffs, Eastbourne,**  
**East Sussex BN21 1HD**

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Veterinary Practice and Residential Investment

- Comprises a veterinary practice and two separately-accessed 2-bed flats above
- Ground floor let to Independent Vetcare Limited until February 2033 (No breaks)
- Both flats let on ASTs (approx. 1,809 sq ft)
- Established commercial and residential location, close to Eastbourne Railway Station and Guildredge Park
- Nearby occupiers include Waitrose, Boots, and a number of local independent retailers
- VAT-free investment

#### Lot

5

#### Auction

7th November 2024

#### Rent

£41,540 per Annum Exclusive

#### Status

Available

#### Sector

Medical/Healthcare

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 17 miles west of Hasting, 23 miles east of Brighton  
**Roads** A22, A27, A259, M23 (Junction 10)  
**Rail** Eastbourne Railway Station (600 metres)  
**Air** London Gatwick Airport

### Situation

The property is prominently situated on the north side of The Goffs (A259), in an established commercial and residential location, close to Eastbourne Railway Station (600 metres) and the town centre. Nearby occupiers include Waitrose, Boots and a number of local independent retailers.

### Tenure

Freehold.

### EPC

Band D (Veterinary Practice). Band E (Flats)

### Description

The property comprises a veterinary practice arranged on the ground floor, and two separately-accessed 2-bed flats arranged on the first floor, both let on ASTs. The property benefits from 3 car parking spaces to the front of the property.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

| Floor        | Use                      | Floor Areas<br>Approx sq m (1) | Floor Areas<br>(Approx sq ft) (1) | Tenant   | Term                            | Rent p.a.x.    | Rent Review |
|--------------|--------------------------|--------------------------------|-----------------------------------|--|---------------------------------|----------------|-------------|
| Ground       | Veterinary Practice      | 138.00                         | (1,485)                           | INDEPENDENT VETCARE LIMITED<br>(t/a Downland Veterinary Group) | 15 years from 05/02/2018 (2)    | £20,000        | 05/02/2028  |
| First        | Residential - 2 bed flat | 82.00                          | (883)                             | AN INDIVIDUAL  | AST from 20/05/2023 at £895 pcm | £10,740        | -           |
| First        | Residential - 2 bed flat | 86.00                          | (926)                             | AN INDIVIDUAL  | AST from 29/01/2024 at £900 pcm | £10,800        | -           |
| <b>Total</b> |                          | <b>306.00</b>                  | <b>(3,294)</b>                    |  |                                 | <b>£41,540</b> |             |

(1) Residential flat areas provided by the EPC register ([www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate))

(2) For the year ending 30/09/2023, Independent Vetcare Limited reported a turnover of £1,141,700,000, a pre-tax profit of £8,400,000 and a net assets of £43,200,000 ([www.northrow.com](http://www.northrow.com)). Downland Vets were established in 1946 and now trade from 12 practices across Sussex and Hampshire ([www.downlandvets.co.uk](http://www.downlandvets.co.uk)).

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[www.acuitus.co.uk](http://www.acuitus.co.uk)

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Residential Photo Prior to Letting

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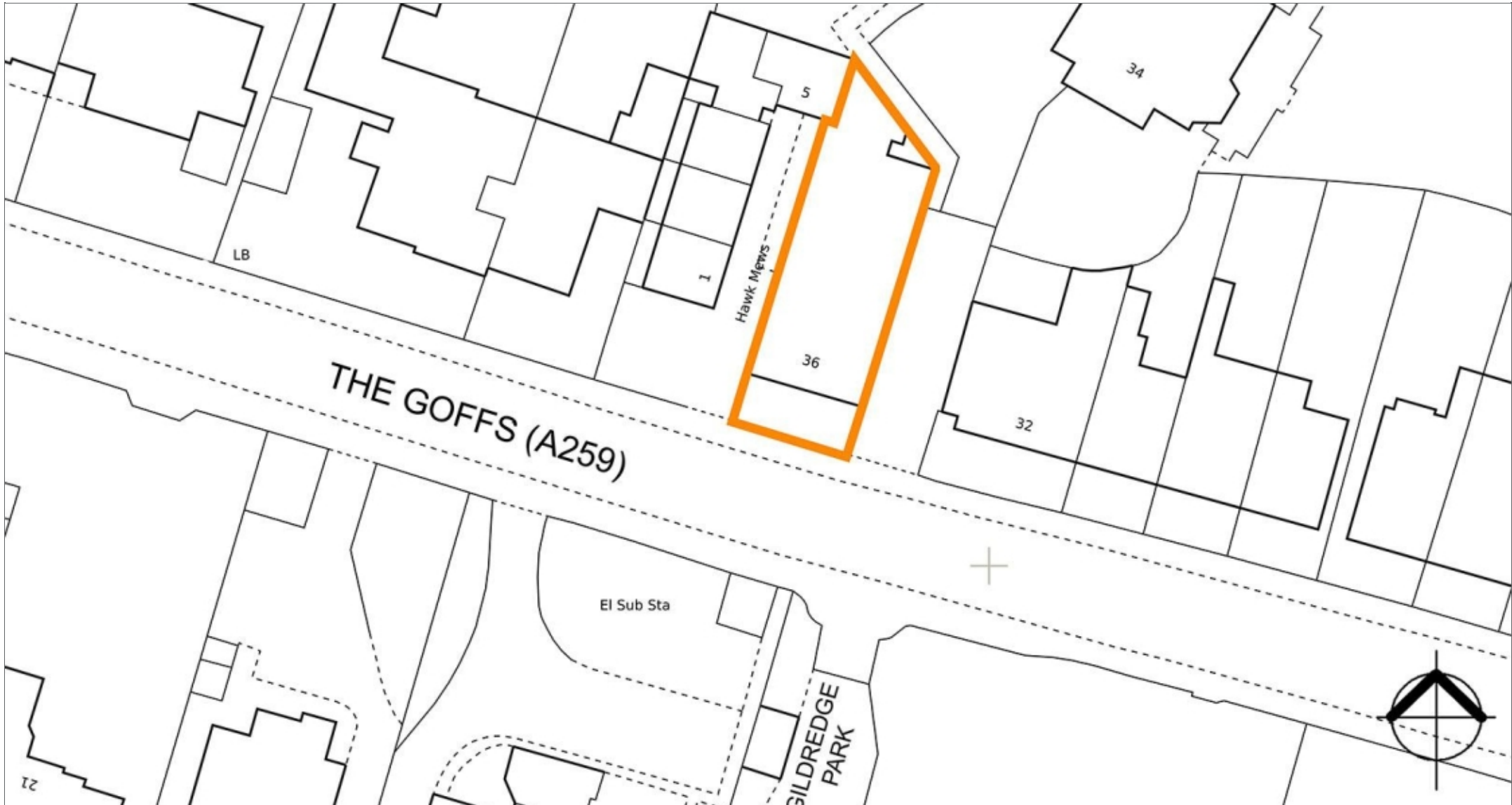
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## Contacts

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2024