



SHW

MAKING
PROPERTY
WORK

SHW.CO.UK

FOR SALE

FREEHOLD GROUND RENT INVESTMENT

DONNINGTON HOUSE, 24 ENYS ROAD, EASTBOURNE, EAST SUSSEX BN21 2DX

INVESTMENT SUMMARY

- Freehold ground rent investment opportunity.
- Secured upon a mid-terrace residential building internally arranged to provide nine self-contained flats.
- Seven flats subject to a 99-year lease.
- Two flats subject to a 125-year lease.
- Producing £1,400 ground rent income per annum.
- The freeholder has the right to Manage and Insure the building.

LOCATION

The property is located on Enys Road, Eastbourne, East Sussex.

The Local Authority is Eastbourne Borough Council.

DESCRIPTION

Donnington House comprises a mid-terrace block of 9x self-contained flats.

SERVICE CHARGE

The freeholder has the right to Manage and Insure the building. Currently, the freeholder insures the building and recovers the cost from the tenants.

The annual service charge as of 22/02/2024 is £8,999.80 per annum.

LEASE PROFILE

We understand that all nine flats have been sold-off on long-leasehold interests. Eight of the flats are producing ground rent income.

TENURE

Freehold held under title number ESX346329.

EPC

EPC's are available in the data-room.

DATA ROOM

Further information, including title documentation and leases can be found using the Data Room link below:

<https://shwcrm.agencypilot.com/PropertyView/Account/Login/29392/Donnington-House-24-Enys-Road-Eastbourne-East-Sussex-BN21-2DX>

LEGAL COSTS

Each party is to be responsible for their own legal & surveyors costs.

Landlord and Tenant Act 1987 Section 5 Notices shall be served on the qualifying long leaseholders following acceptance of an offer.

GUIDE PRICE

We are inviting offers in excess of **£12,500** for the freehold interest subject to existing long-leasehold tenancies.

VAT

We understand that the property is not elected for VAT.



020 8662 2700

Richard Pillow

t: 07947 373 868

e: rpillow@shw.co.uk

Alex Thomson

t: 07780 113 019

e: athomson@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

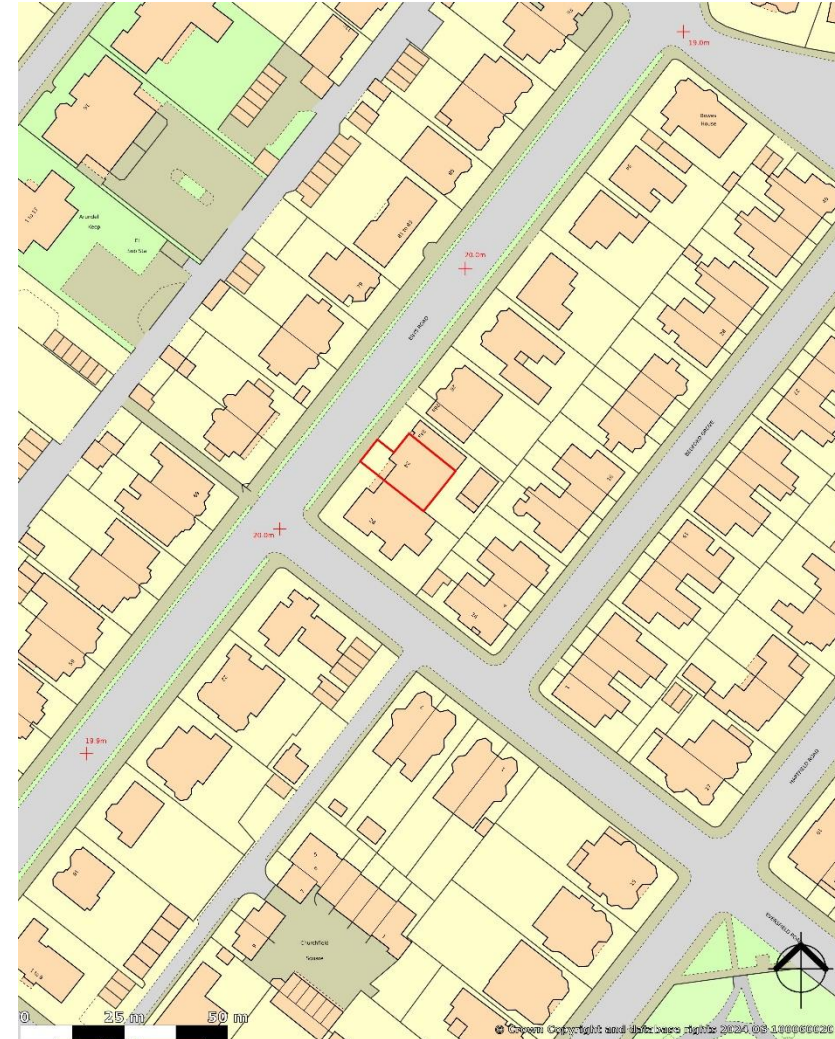
**MAKING
PROPERTY
WORK**

SHW.CO.UK

LOCATION PLAN



SITE PLAN



020 8662 2700

Richard Pillow

t: 07947 373 868

e: rpillow@shw.co.uk

Alex Thomson

t: 07780 113 019

e: athomson@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

SHW.CO.UK

TENANCY SCHEDULE

FLAT	LEASE TERM	UNEXPIRED TERM	LEASE START DATE	LEASE END DATE	RENT (PA)	RENT REVIEW
Flat 1	99 years	88 years (approx.)	09/10/2013	08/10/2112	£175.00	First 33 years - £175.00 pa Next 33 years - £350.00 pa Final 33 years - £525.00 pa
Flat 2	99 years	92 years (approx.)	27/04/2017	26/04/2116	£175.00	First 33 years - £175.00 pa Next 33 years - £350.00 pa Final 33 years - £525.00 pa
Flat 3	99 years	94 years (approx.)	12/07/2019	11/07/2118	£175.00	First 33 years - £175.00 pa Next 33 years - £350.00 pa Final 33 years - £525.00 pa
Flat 4	99 years	91 years (approx.)	27/01/2017	26/01/2116	£175.00	First 33 years - £175.00 pa Next 33 years - £350.00 pa Final 33 years - £525.00 pa
Flat 5	99 years	89 years (approx.)	23/05/2014	22/05/2113	£175.00	First 33 years - £175.00 pa Next 33 years - £350.00 pa Final 33 years - £525.00 pa
Flat 6	125 years	124 years (approx.)	14/05/2023	13/04/2148	£0.00	N/A
Flat 7	99 years	88 years (approx.)	10/09/2013	09/11/2112	£175.00	First 33 years - £175.00 pa Next 33 years - £350.00 pa Final 33 years - £525.00 pa
Flat 8	99 years	90 years (approx.)	06/11/2015	06/11/2114	£175.00	First 33 years - £175.00 pa Next 33 years - £350.00 pa Final 33 years - £525.00 pa
Flat 9	125 years	121 years (approx.)	12/02/2021	12/02/2146	£175.00	First 33 years - £175.00 pa Next 33 years - £350.00 pa Next 33 years - £525.00 pa Final 33 years - £700.00 pa

020 8662 2700

Richard Pillow

t: 07947 373 868

Alex Thomson

t: 07780 113 019

e: rpillow@shw.co.uk

e: athomson@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

SHW.CO.UK