



Interior of Mini-Market

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position only a few hundred yards from Priory Meadow Shopping Centre which houses **Marks and Spencer, Boots, BHS** and more being close to **Morrisons Supermarket, Oxfam, Tote** and **Money Shop** as well as the many other multiple traders along Queens Road. Hastings is a popular south coast seaside resort which lies on the A259 and A21 which links with the M25 (Junction 5) some 14 miles north-east of Eastbourne and 32 miles east of Brighton.

PROPERTY

A terraced building comprising **2 Ground Floor Shops each with a Basement** together with separate front access to a **Self-Contained Flat** at first floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 61 (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 12'7" Internal Width 14'9" Shop & Built Depth 53'10" WC Basement Area Approx 395 sq ft	A A Mahmud (Mini Market)	15 years from 1st January 2010	£7,800	FRI Rent Reviews 2015 & 5 yearly Excluding sections 24-28 of the Landlord & Tenant Act 1954
No. 62 (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 16'2" Internal Width 15'4" Shop Depth 29'5" Built Depth 54'4" WC Basement (Not inspected)	M K Ahmed (Barbers)	15 years from 3rd September 2010	£3,000	FRI Rent Reviews 2015 & 5 yearly Excluding sections 24-28 of the Landlord & Tenant Act 1954 . The tenant occupies the Flat (No. 61A). Note: We are informed that the tenant spent approximately £20,000 fitting out the unit.
No. 61A (First Floor Flat)	Not Inspected	Individual	125 years from January 2012	£100	FRI Rent rises by £100 every 33 years
TOTAL				£10,900	

£10,900 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Macroy Ward – Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroyward.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts