

**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent trading position on one of the town's main thoroughfares that leads to the Station, amongst a variety of local and multiple traders including **Ladbrokes, Coral, Bairstow Eves, Mencap, Nationwide** and **Spar**, within close proximity of the town centre and seafront. St Leonards-on-Sea is a popular seaside resort on the main A259 next to Hastings, enjoying easy access to the A21 some 13 miles east of Eastbourne.

**PROPERTY**

Forming part of a terraced parade comprising a **Ground Floor Shop**.

**VAT is NOT payable in respect of this Lot**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	15'7"
Internal Width	15'1"
Shop Depth	38'10"
WC	

**TENURE**

**Leasehold for a term of 125 years from 1st January 2009 at peppercorn ground rent.**

**TENANCY**

The property is let on an internal repairing and insuring lease to **J Kudho as a Barbers** for a term of 10 years from 4th July 2007 at a current rent of **£6,500 per annum** exclusive.

**Rent Reviews 2010 (Outstanding) and 2013**

**£6,500 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**

Fentimans – Tel: 01564 779 459  
Ref: P Hopkins Esq – Email: phopkins@fentimans.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