



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position in this established parade close to the junction with Waterworks Road being close to a **Morrisons Supermarket** serving the surrounding residential area.

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

An attractive mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Large Self-Contained Maisonette** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'4" Internal Width 13'1" Shop Depth 30'0" Built Depth 66'3" Tanning Room/Storage Area Area Approx. 275 sq ft Basement Storage Area Approx. 655 sq ft* WC *part restricted head height	Mr P Sikora t/a Scooters (Barber Shop)	5 years from 5th August 2008	£6,500	FRI Rent Deposit held
First and Second Floor Maisonette	4 Rooms, Kitchen, Bathroom/WC – Not inspected by Barnett Ross	Individuals	6 months from 9th May 2011	£7,540	AST Holding over
TOTAL				£14,040	

£14,040 per annum

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

VENDOR'S SOLICITORS
Carpenters Rose – Tel: 020 8906 0088
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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