



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position close to the junction with Egerton Road and The Marina in one of the town's main thoroughfares connecting with the principal retailing in Terminus Road, surrounded with a host of established local traders together with **BetFred** and **Curves**. Bexhill-on-Sea lies on the South Coast between Eastbourne and Hastings well served by the main A259.

PROPERTY

A mid terraced building comprising a **Ground Floor Takeaway and Basement** with separate front access to a **Self-Contained Flat** on the three upper floors. In addition, the property includes a Garden which can be accessed from a rear alleyway.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Takeaway & Basement Plus Garden	Ground Floor Takeaway Gross Frontage 19'0" Internal Width 14'5" Shop Depth 33'10" Built Depth 55'0" WC plus Shower Room Basement 2 Rooms Area Approx 440 sq ft	J. Choudhury Esq (Takeaway)	10 years from 11th October 2012	£7,000 (See Note1)	FRI Rent Review and Tenant's Break 2017 Note 1: The current rent is £5,000 rising to £6,000 in Oct 2013 and £7,000 in Oct 2014 and the Vendor will make up the rent shortfall on completion. Note 2: £2,500 Rent Deposit held.
First, Second & Third Floor Flat	Not inspected – Believed to be 4 Bedrooms, Lounge, Dining Room, Kitchen, Breakfast Room, Bathroom, & sep. WC	Individual	99 years from 29th September 1983	£10	FRI Valuable Reversion in approx. 69 ¼ years.
TOTAL				£7,010	

£7,010 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

VENDOR'S SOLICITORS
 Waller Pollins – Tel: 020 8238 5858
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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 £350 (including VAT) upon exchange of contracts