

6 WEEK COMPLETION



SITUATION

Located close to the junction with Cavendish Place, amongst a host of local traders in this busy retail position close to the seafront.

Eastbourne is one of the main South Coast resort towns enjoying excellent road links with the A27 and the A22 London Road and being 20 miles east of Brighton and 15 miles west of Hastings.

PROPERTY

Comprising a **Ground Floor Café** with internal access to a **Basement**. In addition, the property includes a **Rear Yard** with pedestrian access to Cavendish Place.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from completion at a fixed ground rent of £100 p.a.

ACCOMMODATION

Ground Floor Café

Gross Frontage	18'10"
Internal Width	10'9"
widening to	15'2" (max)
Café Depth	50'5"
Built Depth	69'2"
Kitchen Area	Approx 270 sq ft

Basement

Store & Office Area	Approx 405 sq ft
2 WCs	

TENANCY

The property is let on a full repairing and insuring lease to **The Fat Fairy Food Company Limited as a Gluten Free/ Wheat Free Café** for a term of 5 years from 24th May 2013 at a current rent of **£11,000 per annum** exclusive.

Note 1: The tenant is currently fitting out and is due to commence trading on 1st July 2013

Note 2: The Freehold will be offered to the Purchaser, subject to Notices being served in accordance with the Landlord & Tenant Act 1987.

£11,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Carpenters Rose - Tel: 020 8906 0088
Ref: M. Rose Esq - Email: mr@carpentersrose.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 £350 (including VAT) upon exchange of contracts