



SITUATION

Occupying a prominent position in the town centre, almost at the junction with Grand Parade and the Seafront, and amongst such multiple traders as **Betfred** and a **Post Office**. St. Leonards-on-Sea is next to Hastings and is a popular seaside resort lying on the main A259 and enjoying easy access to the A21 some 13 miles east of Eastbourne.

PROPERTY

Comprising a **Ground Floor Coffee Shop and Basement** with separate front access to a **Self-Contained Flat** on the two upper floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Coffee Shop & Basement	Ground Floor Coffee Shop Gross Frontage 27'1" Internal Width 21'9" Shop & Built Depth 20'8" Basement Store Area – Not inspected WC	D. Laight (Coffee Shop/Snacks)	5 years from 3rd June 2010	£6,500	IRI £1,400 Rent Deposit held.
First & Second Floor Flat	3 Rooms, Kitchen, Bathroom, separate WC	D. Laight	1 year from June 2009	£5,400	AST Holding over
TOTAL				£11,900	

£11,900 per annum

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

VENDOR'S SOLICITORS
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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