



6 WEEK COMPLETION

SITUATION

Located opposite Town Hall Square, almost adjacent to a **large Sainsbury's**, close to the junction with Buckhurst Place and Sackville Road, within an established local parade only a few minutes' walk from the main retailing in Bexhill as well as being ½ mile from Bexhill Train Station.
Bexhill-on-Sea lies on the South Coast between Eastbourne and Hastings being well served by the main A259.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first and second floor.
The shop has Gas Central Heating (not tested).

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 17'8" Internal Width 14'3" Shop Depth 32'2" Built Depth 53'10" WC		VACANT		
First and Second Floor Flat	Not Inspected	Individual	999 years from 25th June 1980	£5	FRI

Vacant Shop

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

JOINT AUCTIONEERS
Maltbys – Tel: 01424 730678
Ref: C. Allen, Esq – Email: chris.allen@maltbys-bexhill.co.uk
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 £500 (including VAT) upon exchange of contracts