



6 WEEK COMPLETION

**SITUATION**

Occupying a prominent position in the heart of the town's pedestrianised retail shopping, just a couple of doors from **Debenhams** and **HSBC** and amongst such other multiple retailers as **Yates**, **Age UK**, **Costa Coffee** and various Restaurants and Bars.

Hastings is an historic popular resort town located on the East Sussex coast some 15 miles north-east of Eastbourne.

**PROPERTY**

An attractive building comprising a **Ground Floor Double Restaurant** arranged on basement, ground, first and second floors with internal access to a **Self-Contained Flat** on the third floor.

**VAT is NOT payable in respect of this Lot**

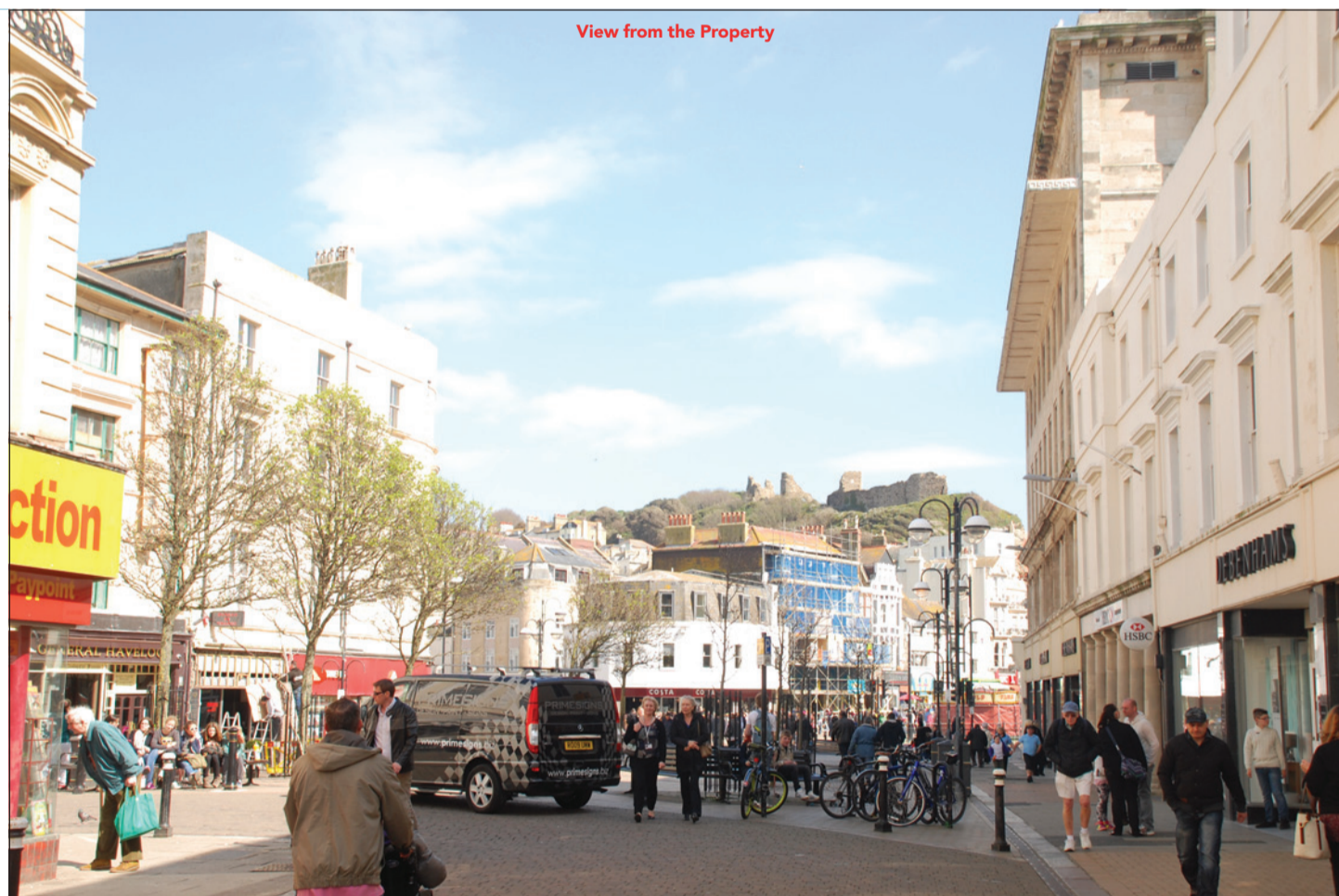
**FREEHOLD**

**£36,000 per annum**

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



View of interior



View from the Property

**ACCOMMODATION**

**Ground Floor Double Restaurant (Approx. 200 Covers)**

Gross Frontage	40'5"
Internal Width	38'6"
Built Depth	53'11"
Sales Area	Approx 2,015 sq ft
WC	

**Basement**

Kitchen/Store Area	Approx 1,050 sq ft
Ladies/Gents WCs	

**Raised Ground Floor**

Office Area	Approx 245 sq ft
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**First Floor**

Further Seating Area	Approx 1,680 sq ft
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**Raised First Floor**

Ladies/Gents WCs	
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**Second Floor**

Ancillary Area	Approx 2,000 sq ft
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**Total Area Commercial** **Approx 6,990 sq ft**

**Third Floor Flat**

2 Rooms, Kitchen, Bathroom/WC

**TENANCY**

The entire property is let on a full repairing and insuring lease to **R. Andrews as a BBQ / Grill Restaurant** for a term of 10 years from 1st April 2013 at a current rent of **£36,000 per annum exclusive**.

**Rent Review 2018**

**Note: There may be potential to erect a third storey above No.12, subject to obtaining the necessary consents.**

**VENDOR'S SOLICITORS**

BDG Solicitors - Tel: 01424 424949  
Ref: J. Butters Esq - Email: jbutters@bdgconvey.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 £500 (including VAT) upon exchange of contracts