



SITUATION

Located opposite the junction with Trinity Street close to the pedestrianised Town Centre in this popular Seaside resort being close to the Pier and Sea Front. Hastings is an attractive historic town approximately 65 miles south-east of London via the A21.

PROPERTY

An attractive mid terraced building comprising **2 Ground Floor Shops (one of which is a Double) each with a Basement** together with separate front access to **9 Self-Contained Flats** on the three upper floors. In addition, the Basements have access on to a rear service road.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 28/29 (Double Café & Basement)	Ground Floor Café (54 covers) Gross Frontage 40'9" Internal Width 35'1" Shop & Built Depth 48'1" Area Approx 1,415 sq ft 3 WCs Basement Area Approx 935 sq ft plus WC	Autism Sussex Ltd (Registered Charity) (T/O for Y/E 31/3/13 £5.4m, Pre-Tax Profit £142,000 and Net Worth £2.4m)	10 years from 18th December 2008	£18,000	FRI by way of service charge Rent Review December 2013 (Outstanding)
No. 30 (Shop & Basement)	Ground Floor Shop Gross Frontage 20'4" Internal Width 18'0" Shop & Built Depth 46'7" WC Basement Store Room Area Approx 195 sq ft Kitchenette Area Approx 85 sq ft Bathroom/WC & sep. WC	W. Martin & G. Olman t/a Parisian (Nail & Beauty Salon)	5 years from 1st April 2014	£8,000	FRI by way of service charge Tenant's Break September 2015 £2,000 Rent Deposit held
Flats 1-9 Trinity Court	Not inspected	B. Markham & E. Bowen	99 years from 11th October 1996	Peppercorn	FRI Valuable Reversion in approx. 81 ¼ years
TOTAL				£26,000	

VAT is NOT payable in respect of this Lot

FREEHOLD

£26,000 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

BRICKMAN YALE
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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