



SITUATION

Located almost at the junction with Robertson Street, close to the pedestrianised Town Centre in this popular Seaside resort being close to the Pier and Sea Front. Nearby multiple retailers include **Debenhams, HSBC, Yates's** and **Costa Coffee**.

Hastings is an attractive historic town approximately 65 miles south-east of London via the A21.

PROPERTY

A terraced building comprising a **Lower Ground Floor Shop** with separate front access to an **Upper Ground Floor Shop** and **Offices** on the first, second and third floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop (Lower Ground)	Internal Width 14'1" Shop Depth 30'8" Built Depth 44'0"	Rebecca Butterfly (Tattoo Parlour)	5 years from 1st February 2012	£6,500	FRI In occupation over 8 years
Shop (Upper Ground)	Internal Width 10'7" widening to 12'7" Built Depth 44'0" GIA Approx 425 sq ft	VACANT Note 1: There may be potential to convert to Residential Use, subject to obtaining the necessary consents.			
Offices (First, Second & Third Floors)	First Floor GIA Approx 535 sq ft* Second Floor GIA Approx 445 sq ft* Third Floor GIA Approx 290 sq ft*	VACANT Note 2: A Planning Application was submitted to Hastings Borough Council on 16/04/14 for the 'change of use of first, second & third floor offices to single dwelling unit' in order to create a 3 bed flat. Planning information available from Auctioneers on request.			
	Total GIA Approx 1,270 sq ft*				

*Includes common parts

**£6,500 p.a. Plus Vacant
1,695 sq ft Uppers with
Residential Potential**

The Surveyors dealing with this property are
STEVEN GROSSMAN and **JONATHAN ROSS**

STAGE & CO
ESTATE AGENTS

JOINT AUCTIONEER
Stace & Co, 4 Cambridge Road, Hastings TN34 1DJ
Tel: 01424 428 966 Ref: Ms Helen Usher

VENDOR'S SOLICITORS
Birketts LLP – Tel: 01245 211 211
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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