



**SITUATION**

Occupying a prominent trading position close to the junction with Egerton Road and The Marina in one of the town’s main thoroughfares connecting with the principal retailing in Terminus Road, surrounded with a host of established local traders together with **BetFred, Scope** and **Curves**. Bexhill-on-Sea lies on the South Coast between Eastbourne and Hastings well served by the main A259.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Takeaway and Basement** with separate front access to a **Self-Contained Flat** on the three upper floors. In addition, the property includes a **Garden** which can be accessed from a rear alleyway.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Takeaway & Basement Plus Garden	<b>Ground Floor Takeaway</b> Gross Frontage 19'0" Internal Width 14'5" Shop Depth 33'10" Built Depth 55'0" WC plus Shower Room <b>Basement</b> 2 Rooms Area Approx 440 sq ft	<b>Mr Khan (Takeaway)</b>	10 years from 11th October 2012	£7,000	FRI <b>Rent Review and Tenant's Break 2017.</b> <b>Note: £2,500 Rent Deposit held.</b>
First, Second & Third Floor Flat	Not inspected – Believed to be 4 Bedrooms, Lounge, Dining Room, Kitchen, Bathroom & sep. WC	Individual	99 years from 29th September 1983	£10	FRI <b>Valuable Reversion in approx. 66 ¾ years.</b>
<b>TOTAL</b>				<b>£7,010</b>	

**£7,010 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

**VENDOR'S SOLICITORS**  
Metcalfe Copeman & Pettefar – Tel: 01733 865 880  
Ref: Ms Jacqui Hesketh – Email: jacqui.hesketh@mcp-law.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