

Photograph taken October 2014



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 Mainline Station. Bexhill-on-Sea lies on the South Coast between Eastbourne and Hastings well served by the main A259.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop and Basement.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'3"
Internal Width	12'2"
Shop Depth	32'2"
Built Depth	53'10"
WC	

Basement

Area	Approx 455 sq ft
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VAT is NOT payable in respect of this Lot

£6,000 per annum

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

TENURE

Leasehold for a term of 999 years from 25th September 2014 at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **J.Thuraiathinam as a News/Conf/Tob** for a term of 20 years from 21st January 2013 at a current rent of **£6,000 per annum** exclusive.

Rent Reviews 2018 and 5 yearly

Note: There is a £1,500 Rent Deposit held.



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VENDOR'S SOLICITORS

Mills Chody LLP – Tel: 020 8909 0400
Ref: D. Ford – Email: dford@millschody.com

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