



### 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 1/2 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 terraced building comprising a **Ground Floor Café and Basement** with separate front access to **3 Self-Contained Flats** planned on rear ground, first and second floors. In addition, the property benefits from a rear garden.

**VAT is NOT applicable to this Lot**

**Freehold**

### Tenancies and Accommodation

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café & Basement	<b>Ground Floor Café</b> Gross Frontage 20'0" Internal Width 14'5" Restaurant Depth 30'8" Built Depth 47'8" 2 WC's <b>Basement Storage</b> Area Approx. 400 sq ft (5'5" head-height)	<b>D. Gavrielatos t/a Avra Café &amp; Pizza House</b>	7 years from 12th June 2018 <b>(in occupation since 2016)</b>	£8,400	IRI Rent Review 2021. £2,100 Rent Deposit held.
Flat 1 (Rear Ground & part First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC Plus Garden	<b>2 Individuals</b>	1 year from 12th June 2018	£6,660	AST In occupation 4 years.
Flat 2 (Part First Floor)	Studio Room, Kitchen, Bathroom/WC	<b>2 Individuals</b>	1 year from 1st January 2018	£5,100	AST In occupation 4 years.
Flat 3 (Second Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>2 Individuals</b>	2 years from 1st March 2018	£7,500	AST £750 Rent Deposit held. In occupation 4 years.
				<b>Total: £27,660</b>	

**£27,660** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page

**Vendor's Solicitors**

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