



SITUATION

Occupying a prominent trading position on one of the town's main retail thoroughfares that leads to the Station, amongst a variety of local and multiple traders including **Hunters, Coral, Mencap, Nationwide** and **Spar** and being within close proximity of the Seafront.

St Leonards-on-Sea is a popular seaside resort on the main A259 next to Hastings, enjoying easy access to the A21 some 13 miles east of Eastbourne.

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** and **Basement** with separate front access to a **Self-Contained Flat** on first and second floors. In addition, the property includes a **rear Yard**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Basement & Rear Yard	Ground Floor Shop Gross Frontage 19'10" Internal Width 14'8" Shop Depth 29'4" Built Depth 36'7" Basement Store Areas plus Kitchenette External WC Approx. 320 sq ft	D. & S. Nelson (Butchers)	10 years from 25th December 2020 (in occupation for 30 years)	£7,260	FRI Rent Review 2025
First & Second Floor Flat	3 Bed Flat ¹	Individual(s)	99 years from 25th December 2003	£100	FRI Rent rises by £50 p.a. every 33 years. Valuable Reversion in approx. 82 years.
				Total: £7,360	

¹Not inspected by Barnett Ross

£7,360 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Elliott Greene**

Vendor's Solicitors

Harold Benjamin Solicitors
Tel: 020 8422 5678 Ref: Ray Oshry
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**