



SITUATION

Located at the junction with Old London Road (A259), in this local retail parade which includes a **One Stop** and a variety of independent traders, serving the surrounding residential area, approximately 1 mile from the town centre and seafront.

Hastings is a popular seaside resort enjoying easy access to the A21, situated approximately 13 miles east of Eastbourne and 25 miles west of Folkestone.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|-------------------|---|---------------------------|---|--|--|
| Ground Floor Shop | Gross Frontage 21'9" Internal Width 16'9" Shop Depth 18'1" Built Depth 58'5" Front Salon Area Approx. 303 sq ft Private Salon Room Area Approx. 166 sq ft Rear Storage Area Approx. 234 sq ft Total Area Approx. 703 sq ft plus Kitchenette & WC | N. Croft (Barbers) | 2 years (less 1 day) from 1st February 2020 | £7,000 | Licence Agreement |
| First Floor Flat | 2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹ | Individual | 99 years from 25th December 2005 | £100 (rising to £150 in 2038 & £200 in 2071) | Effectively FRI Valuable Reversion in approx. 83 ¾ years. |
| | | | | Total: £7,100 | |

¹Not inspected by Barnett Ross. Accommodation taken from lease plan.

£7,100 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
Email: ray.oshry@haroldbenjamin.com

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'**