



SITUATION

Close to the junction with Devonshire Road in one of the town's principal retail thoroughfares, amongst multiples such as **HSBC, Jempsons Local, Ladbrokes, Cancer Research, Specsavers, Oxfam, Timpson**, as well as a variety of independent retailers, coffee shops, cafés and restaurants and just yards from Bexhill Station (National Rail). Bexhill-on-Sea is a popular seaside town which lies on the A259 coast road, midway between Eastbourne and Hastings.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal and separate rear access to a **Self-Contained Flat** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'2"
Internal Width	14'7"
Shop Depth	30'8"
Built Depth	54'9"

WC

First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen (incl. Shower enclosure) & separate WC

GIA Approx 940 sq ft

VAT is NOT applicable to this Lot



FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **R. Dahwch as a Convenience Store & Off-Licence** for a term of 15 years from 4th March 2014 at a current rent of **£14,000 per annum** exclusive.

Rent Reviews 2019 (not actioned) and 2024

£14,000 per annum

The Surveyors dealing with this property are
John Barnett and **Jonathan Ross**

Vendor's Solicitors

Debenhams Ottaway
Tel: 01923 857 171 Ref: Ruth Bolton
Email: rlb@debenhamsottaway.co.uk

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'**