



SITUATION

Located close to the corner of Newgate Road on the main A21 thoroughfare into St Leonards and Hastings, surrounded by a host of established local retailers and under 1 mile north of the Seafront and Hastings Pier.

St. Leonards and Hastings are popular south coast resort towns lying at the intersection of the A21 and A259 approx. 5 miles east of Bexhill and 13 miles west of Rye.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first, second and attic floor levels.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'6" Internal Width 14'4" Shop Depth 23'10" Built Depth 36'1" WC	G Aziz (Barber)	10 years from 28th October 2021	£5,200	FRI Rent Review 2026 £1,300 Rent Deposit held.
First, Second & Attic Floor Flat	Not Inspected	2 Individuals	99 years from 25th March 2004	£100	FRI Rising by £50 p.a. every 33 years Valuable Reversion in approx 81 ¼ years.
				Total: £5,300	

£5,300 per annum

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

Vendor's Solicitors

Meadows Ryan
Tel: 01932 852 057 Ref: Stephen Carew
Email: stephencarew@meadowsryan.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'**