



SITUATION

Located in the heart of the town centre amongst a host of popular Restaurants, Bars and independent traders, close to the junction with Cambridge Road and the multiple retailers in Queens Road, and only a few minutes' walk from the Seafont.

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

3 inter-communicating buildings comprising a **Ground Floor Double Retail Unit** together with **Offices** on part Ground, Basement, First, Mezzanine, Second, Third and Fourth Floors.

The property includes 2 passenger lifts, WCs on each floor and there is also rear servicing accessed from Robertson Passage.

VAT is applicable to this Lot

FREEHOLD

Note 1: The lessees have informed the Vendor that they will not be renewing their lease in June 2024.

Note 2: There may be potential to redevelop the upper floors for residential use, subject to obtaining possession and the necessary consents.

Note 3: The lessees have sublet the ground floor of Nos. 18 & 19 and the basement of No.19 as a retail unit at £16,000 p.a. and the sub-lessee trades as Aura Que (ethical gifts and crafts).

ACCOMMODATION¹

Ground Floor (Office Reception (No. 17) & Double Retail Unit (Nos. 18 & 19))

Gross Frontage	61'4"
Built Depth	51'3"
Area	Approx. 2,427 sq ft

Basement

Staff Rooms, Office & Storage Area	Approx. 2,295 sq ft
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First Floor

Offices & Kitchen Area	Approx. 1,547 sq ft
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Mezzanine Floor

Office Area	Approx. 67 sq ft
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Second Floor

Offices & Kitchen Area	Approx. 985 sq ft
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Third Floor

Offices & Kitchen Area	Approx. 753 sq ft
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Fourth Floor (Loft Hatch Access)

Storage Area	Approx. 438 sq ft
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Total NIA

Approx. 8,512 sq ft

¹ Not measured by Barnett Ross. Areas supplied by Joint Auctioneers

TENANCY

The entire property is let on a full repairing and insuring lease (**subject to a Schedule of Condition**) to **Holograph Limited (Tech Company incorporating Website Development & Digital Design)** for a term of 6 years from 29th June 2018 at a current rent of **£45,000 per annum exclusive**.

Joint Auctioneers

Dyer & Hobbis
Tel: 01424 423 626 Ref: Oliver Dyer
Email: odyer@dyerandhobbis.com

Vendor's Solicitors

Stephen Rimmer LLP
Tel: 01323 644 222 Ref: Mark Poulton
Email: mp@stephenrimmer.com

£45,000 per annum

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

View along Robertson Street



View towards Queens Road



View along Robertson Street



View towards property



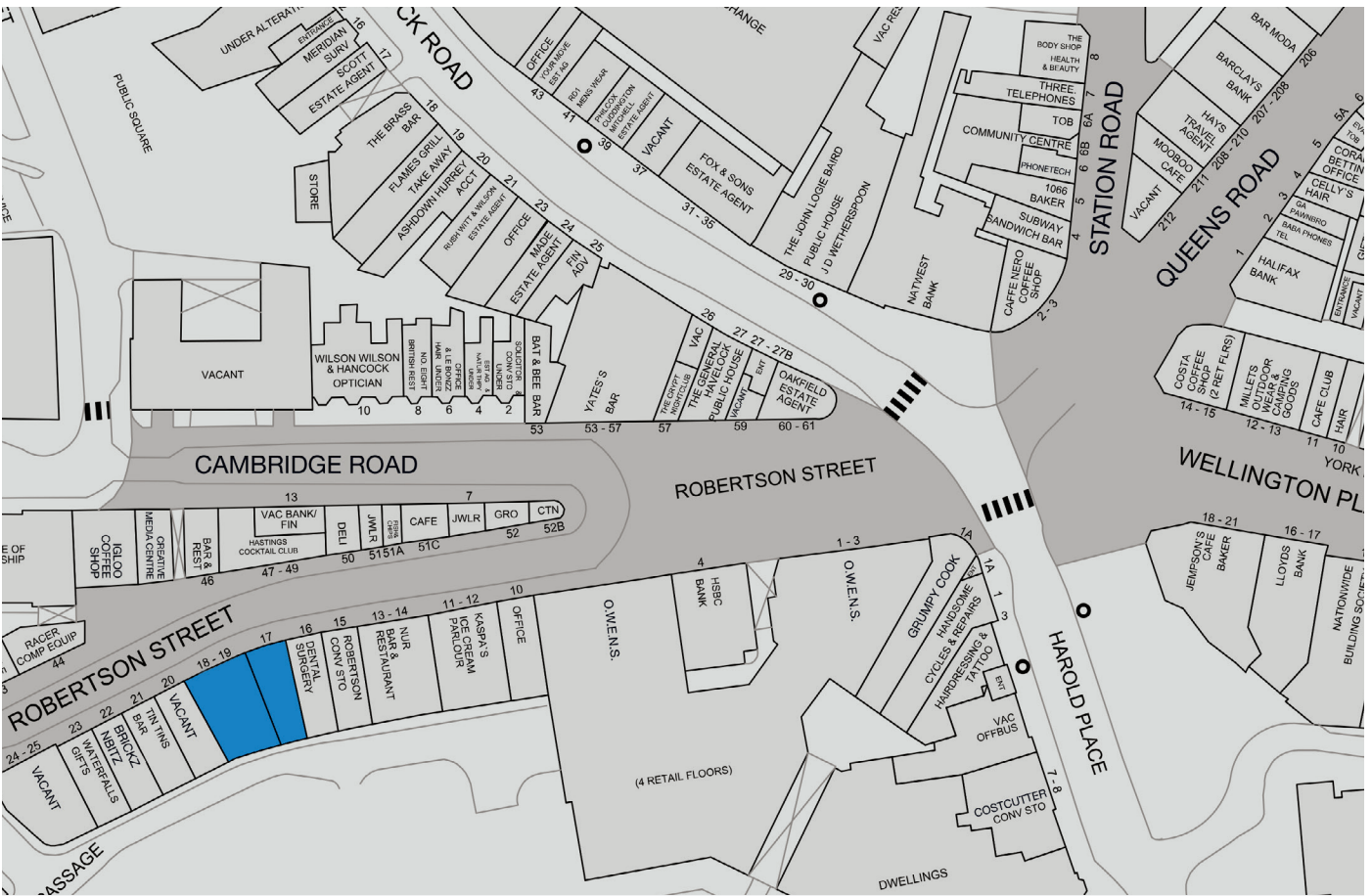
1st Floor Landing & Mezzanine



Interior view of Aura Que



Office reception (No. 17 Ground Floor)



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