



SITUATION

Located close to the junction with Sea Road in one of the town's main retail thoroughfares, amongst a host of established traders and close to Bexhill Station (Southern Rail) and the Seafront. 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 and Basement** with separate front access to **2 Self-Contained Flats** on first, second and third floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 19'6" Internal Width 14'3" Rear Width 18'3" Shop Depth 34'1" Built Depth 35'0" WC Basement Storage Approx. 670 sq ft	P. J. Carpenter (t/a Edge Hairdressers)	5 years from 16th January 2024	£7,500	IRI Rent Review January 2027. Tenant's Break July 2026. £1,875 Rent Deposit held.
Flat No. 46a	Not inspected	Individual	189 years from 25th March 1987	Peppercorn	FRI
Flat No. 46b	Not inspected	Individual	125 years from 25th March 2007	£100 (rising to £150 in 2048 & £200 in 2089)	FRI
				Total: £7,600	



£7,600 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Partner Law

Tel: 020 7616 5300 Ref: Khaled Ellatif

Email: ke@portner.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**