



SITUATION

Occupying a prominent trading position in this established parade close to the junction with Waterworks Road being close to a **Morrisons Supermarket** serving the surrounding residential area only a short walk from Hastings town centre and Seafront.

Hastings is a popular south-coast seaside resort which lies on the A259 and A21 which links with the M25 (Junction 5) some 14 miles north-east of Eastbourne and 32 miles east of Brighton.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Shop** with internal access to **Basement Offices**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'6"
Internal Width	16'3"
Shop Depth	12'5"
Built Depth	25'6"

Basement

Office/Storage Area	Approx 230 sq ft
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 25th December 1989 (thus having approx. 75 years unexpired) at a fixed ground rent of £10 p.a.

Offered with FULL VACANT POSSESSION

Vacant Shop

The Surveyors dealing with this property are **MATTHEW BERGER** and **JOHN BARNETT**

VENDOR'S SOLICITORS

Freeman Solicitors Ltd – Tel: 020 7724 5855
Ref: S. Winston Esq – Email: simonwinston@btconnect.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £600 (including VAT) upon exchange of contracts