



6 WEEK COMPLETION

**SITUATION**

Located close to the pedestrianised town centre in this well known seaside resort being close to the Pier and Sea Front. Hastings is an attractive historic town approximately 65 miles south-east of London via the A21.

**PROPERTY**

An attractive mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Basement** and a **Self-Contained Upper Part** on the first, second and third floors together with ladder access to a loft.

VAT is NOT payable in respect of this Lot

FREEHOLD

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'2" Internal Width 18'2" Shop & Built Depth 46'0" WC	<b>Whateverworks Ltd (with personal guarantors (Lifestyle Accessories))</b>	3 years from 25th May 2012	£7,500 rising to £8,000 in May 2014	IRI
Basement	Area Approx 595 sq ft	<b>VACANT VACANT</b> Planning Permission was granted on 5th May 2010 by Hastings Borough Council for (3 x 1 Bed Flats). The Planning Permission has elapsed, but the Vendor has re-applied – Refer to Auctioneers. It is intended that the Basement will be used for ancillary storage for the flats. There is potential to add additional accommodation by way of a loft conversion, subject to the necessary consents.			
Upper Part (First, Second & Third Floors plus Loft)	<b>First Floor</b> 1 Room, Large Hall & 2 WCs GIA Approx 690 sq ft <b>Second Floor</b> 3 Rooms GIA Approx 600 sq ft <b>Third Floor</b> 3 Rooms GIA Approx 580 sq ft <b>Total GIA Approx 1,870 sq ft</b>				

<b>TOTAL</b>	<b>£7,500 plus Vacant Basement &amp; Upper Parts with Potential for 3 Flats</b>
--------------	---

**£7,500 p.a. Plus Vacant Basement & Upper Parts with Potential for 3 Flats**

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

**BRICKMAN YALE** Chartered Surveyors **JOINT AUCTIONEERS**  
Brickman Yale – Tel: 020 8369 5640  
Ref: J. Brickman, Esq – Email: jbrickman@brickman-yale.co.uk  
**VENDOR'S SOLICITORS**  
Howard Schneider Spiro Steele - Tel: 020 8216 2020  
Ref: A. Moscisker Esq - Email: a.moscisker@conveyancing.co.uk

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 £500 (including VAT) upon exchange of contracts