

6 WEEK COMPLETION



SITUATION

Occupying a prominent position in the town centre close to the junction with Grand Parade and the Seafront amongst such multiple traders as **HSBC**, **Betfred** and a **Post Office**. St. Leonards-on-Sea is next to Hastings and is a popular seaside resort lying on the main A259 and enjoying easy access to the A21 some 13 miles east of Eastbourne.

PROPERTY

A substantial corner property arranged to provide **2 Ground Floor Shops**, a **Warehouse** currently trading as a café and separate front access to **4 Self-Contained Flats** on two upper floors.

VAT is NOT payable in respect of this Lot

FREEHOLD



£42,799.96 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 4-6 London Road (Ground Floor Shop)	Internal Width 27'8" Built Depth 17'2"	J. Clements and L. Sly (Estate Agents)	3 years from 14th February 2014	£4,500	
No. 8 London Road (Ground Floor Shop)	Internal Width 19'5" Built Depth 17'2"	J. Nicolao (Gifts)	3 years from 1st September 2012	£7,800	
No. 28 Norman Road (Ground Floor Warehouse and Car Park)	Not inspected	The Love Studio Ltd (Café)	10 years from 27th July 2009	£6,999.96	
Flat 1	Not inspected - Believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 24th March 2014	£6,240	AST
Flat 2	Not inspected - Believed to be 2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 18th March 2014	£5,720	AST
Flat 3	Not inspected - Believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 18th February 2013	£4,940	AST Holding Over
Flat 4	Not inspected - Believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 22nd April 2013	£6,600	AST Holding Over
TOTAL				£42,799.96	

VENDOR'S SOLICITORS
Carpenters Rose - Tel: 020 8906 0088
Ref: M. Rose Esq - Email: mr@carpentersrose.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