



SITUATION

Located close to the junction with Norman Road (A2102) in the town centre, nearby various local traders and close to an **HSBC, Betfred, Londis** and a **Premier Convenience Store**. 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 building comprising:
- 1 Ground Floor Shop with Basement**
- 7 Self-Contained Flats**
- 4 Garages accessed via a front gated entrance**
- First Floor Club/Studio**
- 1 Rear Car Workshop (accessed via South Street).**

VAT is NOT payable in respect of this Lot

FREEHOLD



**£50,180 p.a. Plus
Vacant Shop, Garage &
Club/Studio**

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

* Refer to Point 9 in the 'Notice to all Bidders' page

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement (No. 3)	Ground Floor Shop Gross Frontage 12'1" Internal Width 11'11" Shop & Built Depth 25'10" WC Basement Area Approx 605 sq ft				VACANT (Benefiting from Planning Permission for conversion to Residential – Refer to Auctioneers)
Ground Floor Flat (No. 4)	Not inspected – 2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 24th October 2011	£4,680	AST Holding Over
First Floor Flat	Not inspected – 2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 30th August 2011	£5,980	AST Holding Over
First Floor Flat	Not inspected – 2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 11th August 2008	£4,680	AST Holding Over
First Floor Flat	Not inspected – 2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 15th April 2013	£4,680	AST Holding Over
First Floor Flat	Not inspected – 3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 31st October 2011	£4,680	AST Holding Over
Second Floor Flat	Not inspected – 2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 20th August 2012	£4,940	AST Holding Over
Second Floor Flat	Not inspected – 3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 22nd September 2014	£5,200	AST
Ground Floor Garage	Not Inspected	D. Turner	1 year from 15th May 2012	£1,560	Holding Over
Ground Floor Garage	Not Inspected	S. Erends	3 years from 2nd May 2012	£3,380	
Ground Floor Garage	Not Inspected	VACANT			
Ground Floor Garage	Not Inspected	S. Rogers	2 years from 12th February 2013	£1,280	
First Floor Club/ Studio Unit	Area Approx. 1,800 sq ft	VACANT			
Rear Car Workshop (Accessed from South Street)	Area Approx. 2,040 sq ft WC	G. Poole (Assured Autobodies)	3 years from 6th September 2011	£9,120	Holding Over
TOTAL				£50,180 Plus Vacant Shop, Garage & Club/Studio	