

LOTS  
18-20

199 – 202 Queens Road,  
Hastings,  
East Sussex TN34 1RG

To Be Offered as  
3 Separate Lots  
**6 WEEK COMPLETION**



### SITUATION

Occupying a prominent trading position within this established parade at the junction with South Terrace, adjacent to the **Priory Meadow Shopping Centre** and opposite **Halfords**, **Cash Generator** and **Santander**, within easy reach of the Station and the Seafront.

Hastings is a popular south-coast seaside resort lying 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.

### PROPERTIES

Part of an attractive parade comprising **3 Ground Floor Shops (1 with a Basement)** plus **1 Large Lower Ground Shop** plus separate side entrance to **3 Self-Contained Flats** on 2 upper floors.

**VAT is NOT payable in respect of these Lots**

**FREEHOLD**



The Surveyors dealing with these properties are  
**MATTHEW BERGER** and **NICHOLAS BORD**

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



### TENANCIES & ACCOMMODATION <sup>1</sup>

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
<b>Lot 18</b> <b>*Guide:</b> <b>£100,000</b>	No 199 (Shop & Flat)	<b>Ground Floor Shop</b>	<b>H N Le</b> <b>t/a T N Nails</b>	10 years from 10th May 2012	£10,000	FRI <b>Rent Review</b> <b>2017</b>	
		Gross Frontage					13'0"
		Built Depth					46'0"
		<b>Basement</b>					
		Area	Approx	380 sq ft			
		WC					
		<b>First &amp; Second Floor Flat</b>	<b>Individual</b>	99 years from 2015	£100	FRI	
		Not Inspected					
					<b>TOTAL</b>	<b>£10,100</b>	
<b>Lot 19</b> <b>*Guide:</b> <b>£100,000</b>	No 200 (Shop & Flat)	<b>Ground Floor Shop</b>	<b>K Gremlik &amp; D Popek</b> <b>(Polish Supermarket)</b>	6th January 2014 to 5th February 2016	£9,000	FRI	
		Gross Frontage					17'0"
		Built Depth					53'0"
		WC					
		<b>First &amp; Second Floor Flat</b>	<b>Individual</b>	99 years from 2015	£100	FRI	
		Not Inspected					
					<b>TOTAL</b>	<b>£9,100</b>	
<b>Lot 20</b> <b>*Guide:</b> <b>£175,000</b>	No 201 & 202 (2 Shops & Flat)	<b>Ground Floor Shop (No. 201)</b>	<b>Instant Cash Loans Ltd t/a</b> <b>The Money Shop</b>	5 years from 16th July 2015	£9,000	FRI	
		Gross Frontage					17'4"
		Internal Width					16'0"
		Shop Depth					42'3"
		Sales Area					Approx
		WC					
		<b>Lower Ground Floor Shop (No. 202)</b>	<b>W. Jeapes</b> <b>(Reptile &amp; Aquatic Centre)</b>	15 years from 1st June 2009	£11,000	FRI	
		GIA	Approx	1,615 sq ft			
		<b>First &amp; Second Floor Flat</b>	<b>Individual</b>	99 years from 2015	£100	FRI	
		Not Inspected					
					<b>TOTAL</b>	<b>£20,100</b>	

<sup>1</sup> Not inspected by Barnett Ross

#### 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) per Lot upon exchange of contracts