



SITUATION

Located close to the junction with Glovers Lane in this busy local trading position amongst such multiples as **Lidl**, **Co-Op Funeralcare**, **McColls**, **Post Office** and **Betfred** and serving the surrounding residential area only 1 mile north of Bexhill Town Centre. Bexhill-on-Sea is a popular coastal town approx. 5 miles west of Hastings and 12 miles east of Eastbourne.

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop**. There is a rear service road with vehicular access for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'0"
Internal Width	17'0"
Shop Depth	22'11"
Built Depth	30'7"
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 22nd January 2016 at a peppercorn ground rent.

View towards the property



TENANCY

The property is let on a full repairing and insuring lease to **Ms E. Serra** as a **Bakery/Sandwich Bar** for a term of 15 years from 1st June 2018 at a current rent of **£8,000 per annum** exclusive.

Rent Reviews 2021 and 3 yearly

£8,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Zac Morrow**

Vendor's Solicitors

Metcalfe Copeman & Pettefar
Tel: 01733 865 880 Ref: Jonathan Burton
Email: jonathan.burton@mcp-law.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page