



## SITUATION

Occupying a prominent trading position on one of the town's main retail thoroughfares, just a few yards from St Leonards Warrior Square Rail Station and being amongst a variety of local independent shops, cafés and restaurants and within close proximity of the Seafront.

St Leonards-on-Sea is a popular seaside resort on the main A259 next to Hastings, enjoying easy access to the A21 some 13 miles east of Eastbourne.

## PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained 2 Bed Flat** on first and second floors. The flat is in need of a complete refurbishment. In addition, the property includes a **rear Yard**.

**Note: Refer to the Auctioneers for the video tour of the Flat.**

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'10" Internal Width 14'3" Shop Depth 21'1" Built Depth 28'9" WC	<b>E. McGahan (Barbers)</b>	10 years from 1st July 2025 <b>(Renewal of a previous lease – In occupation since 2020)</b>	£5,400	Effectively FRI. <b>Rent Reviews July 2027 &amp; 2 yearly. Tenant's Break 2030. £1,250 Rent Deposit held.</b>
First & Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom, Separate WC <b>GIA Approx. 873 sq ft</b>			<b>VACANT</b>	

**Total: £5,400 plus  
Vacant 2 Bed Flat**

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Vacant 2 Bed Flat**

### Vendor's Solicitors

Harold Benjamin Solicitors  
Tel: 020 8422 5678 Ref: Amaar Khan  
Email: amaar.khan@haroldbenjamin.com

The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



