



SITUATION

Occupying a prominent trading position close to the junction with Egerton Road and the Marina in one of the town's main thoroughfares connecting with the principal retailing in Terminus Road, surrounded by a host of established local traders.

Bexhill-on-Sea lies on the South Coast between Eastbourne and Hastings, well served by the main A259.

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant with Basement Storage** plus separate front access to a **Self-Contained Flat** on the three upper floors.

In addition, the property includes a **Garden** which can be accessed from a rear alleyway.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant & Basement Plus Garden	Ground Floor Restaurant (30 Covers) Gross Frontage 19'0" Internal Width 14'10" Restaurant Depth 33'10" Built Depth 55'0" WC Basement 2 Rooms Area Approx. 400 sq ft	M. Toroghi t/a Sobremesa (Mediterranean Restaurant)	10 years from 6th April 2018	£12,000	FRI £6,000 Rent deposit held.
First, Second & Third Floor Flat	Not inspected – Believed to be 6 Bedrooms, En-suite Shower Room/WC, Main Bathroom, Seperate WC, Lounge, Dining Room, Kitchen & Utility Room	Individual	159 years from 29th September 1983	£100	FRI
				Total: £12,100	

£12,100 per annum

The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

Vendor's Solicitors

Seddons GSC
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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'**

