



SITUATION

Located in the heart of the town centre amongst a host of popular Restaurants, Bars and independent traders, close to the junction with Cambridge Road and the multiple retailers in Queens Road, and only a few minutes' walk from the Seafront.

Hastings is a popular seaside resort enjoying easy access to the A21, situated approximately 13 miles east of Eastbourne and 25 miles west of Folkestone.

PROPERTY

An attractive mid terraced period building comprising a **Ground Floor Shop** with **Basement Storage** plus internal access to a **Coffee Lounge** at first floor level and a large **Self-Contained Flat** on the second and third floors.

There is a rear service road via Robertson Passage allowing vehicular access for unloading plus a dumb waiter running from the basement to the first floor Coffee Lounge.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **K. Burden & S. White as a Café/Gift Shop** for a term of 20 years from 5th January 2015 at a current rent of **£21,500 per annum** exclusive **rising to £22,500 p.a. on 5th January 2026 and £23,500 p.a. on 5th January 2027.**

Rent Review 2030

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'1"
Internal Width	18'8"
Shop Depth	35'3"
Built Depth	48'10"
Sales Area	Approx. 655 sq ft

Basement

Storage, Kitchen/Prep Area	Approx. 900 sq ft
WC	

First Floor Coffee Lounge (seats 35)

Area	Approx. 815 sq ft
WC	

Second & Third Floor Flat

3 Bedrooms, Living Room, Open Plan Kitchen/Dining Room, Shower Room/WC	
GIA	Approx. 1,290 sq ft

Note 1: The lessees live in the flat and have maintained it to a high standard.

Note 2: The lessees have been in occupation of the property for approx. 30 years.

**£21,500_{p.a.} rising to
£23,500_{p.a.} by Jan. 2027**

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

Sherrards
Tel: 01727 832 830 Ref: Gregory Lunnion
Email: gpl@sherrards.com

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'**

