



## SITUATION

Located opposite Town Hall Square, almost adjacent to a large **Sainsbury's Supermarket**, close to the junction with Buckhurst Place and Sackville Road, and within an established local parade. The main retailing in Bexhill is only a few minutes' walk away as well as being ½ mile from Bexhill Train Station.

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 Shop** with separate front access to a **Self-Contained Flat** on the first and second floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'8" Internal Width 14'3" Shop Depth 32'2" Built Depth 53'10" WC	<b>M. E. Evans (Blinds &amp; Shutters)</b>	6 years from 12th March 2021	£5,500	Law Society Lease (see legal pack). The Landlord pays for the Tenant's share of the buildings insurance as a gesture of good will. <b>There is a £1,374 Rent Deposit held.</b> <b>The Tenant did not operate his 2024 Break Clause.</b>
First & Second Floor Flat	Not inspected	<b>Individual</b>	999 years from 25th June 1980	£5	FRI
				<b>Total: £5,505</b>	

**£5,505** per annum

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

### Vendor's Solicitors

Hanne & Co  
Tel: 020 7228 0017 Ref: Tom Mythen  
Email: tom@hanne.co.uk

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'