Lot 10

46/46a Sackville Road, Bexhill-on-Sea, East Sussex TN39 3JE

***Guide: £85,000**
Vacant Restaurant (plus Flat sold-off)
6 week completion



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.

Refer to the Auctioneers for the video tour of the Restaurant.

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			**VACANT** **(Previously let at £12,000 p.a.)**	
First, Second & Third Floor Flat	Not inspected – Believed to be 6 Bedrooms, En-Suite Shower Room/WC, Main Bathroom, Separate WC, Lounge, Dining Room, Kitchen & Utility Room	**Individual**	159 years from 29th September 1983	£100	FRI

Vacant Restaurant

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

Vendor's Solicitors
Harold Benjamin Solicitors
Tel: 020 8872 3017 Ref: Milli Jones
Email: milli.jones@haroldbenjamin.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'**



Interior of ground floor restaurant