

Hastings

1-4 Trinity Street & 17/19 Claremont East Sussex TN34 1HG

- Freehold Shop Investment
- Comprising three shops and a maisonette
- Tenants includes Hastings Wholefood Co-operative Ltd
- Rent Reviews 2016
- No VAT applicable
- Total Current Rents Reserved **£42,500 pa**

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers

CBRE

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

The resort town of Hastings has a resident population in excess of 80,000 which increases in the summer months with the seasonal influx of tourists. The town is located on the East Sussex coast, 15 miles east of Eastbourne and 27 miles south of Tunbridge Wells. The property is situated on Trinity Street, at its junction with Claremont within Hastings town centre. Occupiers close by include a wide range of local traders.

Description

The property is arranged on ground and three upper floors to provide three ground floor shops which benefit from ancillary accommodation above together with two smaller lock-up shops on Claremont. No. 4 Trinity Street is currently being refurbished.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsp.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1-2 Trinity Street & 17-19 Claremont	Widens (Hastings) Ltd (t/a Inter Sport)	Ground Floor	115.95 sq m	(1,248 sq ft)	A term of years from 05.01.2006 to 04.01.2021 Rent review every 5th year	£22,500 p.a.	Rent Review 2016
		First Floor(1)	100.90 sq m	(1,086 sq ft)			
		Second Floor	43.90 sq m	(505 sq ft)			
		Third Floor(1)	21.60 sq m	(233 sq ft)			
		Ground Floor (No. 17) (1)	11.30 sq m	(122 sq ft)			
		Ground Floor (No. 19) (1)	11.90 sq m	(128 sq ft)			
3 Trinity Street	Hastings Wholefood Co-operative Ltd	Ground Floor	63.75 sq m	(686 sq ft)	15 years from 20.04.2007 Rent review every 5th year	£10,000 p.a.	Rent Review 2017
		First Floor	43.30 sq m	(466 sq ft)			
		Second Floor	35.10 sq m	(378 sq ft)			
		Third Floor	19.45 sq m	(209 sq ft)			
4 Trinity Street	A Graham	Ground Floor	55.00 sq m	(592 sq ft)	A term of years from 06.01.2005 to 05.01.2020 Rent review every 5th year Rent deposit £5,000	£10,000 p.a.	Rent Review 2020
		First Floor	48.20 sq m	(519 sq ft)			
		Second Floor	40.85 sq m	(440 sq ft)			
		Third Floor	17.60 sq m	(189 sq ft)			
		Total	628.80 sq m	(6,769 sq ft)	Total £42,500 p.a.		
(1) Not measured by Allsop. Floor area sourced from www.voa.gov.uk							

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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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