

# Hastings 1-4 Trinity Street & 17/19 Claremont East Sussex

#### Freehold Shop Investment

- Comprising three shops and a maisonette
- Tenants includes Hastings Wholefood Co-operative Ltd
- Rent Reviews 2016

**TN34 1HG** 

- No VAT applicable
- Total Current Rents Reserved

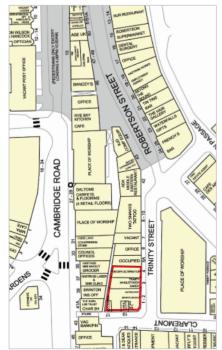
### £42,500 pa

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.allsop.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	Wisdens (Hastings) Ltd (t/a Inter Sport)	Ground Floor First Floor(1) Second Floor Third Floor(1) Ground Floor (No. 17) (1) Ground Floor (No. 19) (1)	115.95 sq m 100.90 sq m 43.90 sq m 21.60 sq m 11.30 sq m 11.90 sq m		Rent review every 5th year	1	£22,500 p.a.	Rent Review 2016
3 Trinity Street	Hastings Wholefood Co- operative Ltd	Ground Floor First Floor Second Floor Third Floor	63.75 sq m 43.30 sq m 35.10 sq m 19.45 sq m		15 years from 20.04.2007 Rent review every 5th year		£10,000 p.a.	Rent Review 2017
4 Trinity Street	A Graham	Ground Floor First Floor Second Floor Third Floor	55.00 sq m 48.20 sq m 40.85 sq m 17.60 sq m	(519 sq ft) (440 sq ft)		1	£10,000 p.a.	Rent Review 2020
		Total 62	28.80 sq m	(6,769 sq ft)		Total	£42 500 p.a	

(1) Not measured by Allsop. Floor area sourced from www.voa.gov.uk

Total £42,500 p.a.

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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