

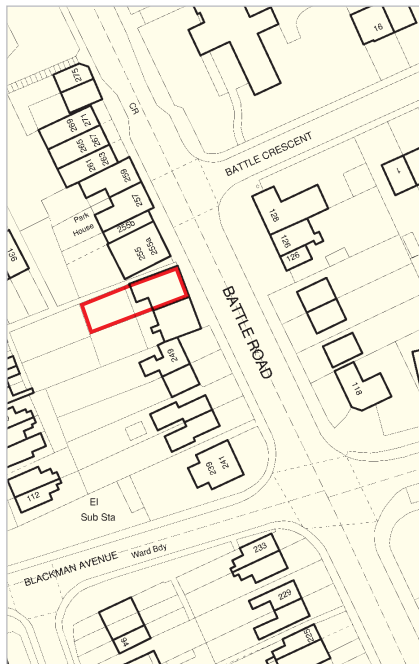
# St Leonards-on-Sea

253 Battle Road  
East Sussex  
TN37 7AN

- **Freehold Retail and Residential Investment**
- Comprises a shop with residential above
- Located in a local parade opposite Lloyds Pharmacy
- Rent Review 2015
- Current Rent Reserved

**£11,200 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 10004106

## Tenure

Freehold.

## Location

St Leonards-on-Sea is an affluent and popular town located just off the A21 about 1 mile to the west of Hastings town centre. The area enjoys good communications with the A21 linking to the M25 to the north and links with the A27 to Portsmouth, Brighton and Eastbourne. The property is situated in a local parade of shops close to the junction of Ashbrook Road. Occupiers close by include Lloyds Pharmacy, The Post Office and Best Xpress.

## Description

The property is arranged on basement, ground and one upper floor to provide a shop unit with residential accommodation above, accessed from the rear. The property benefits a garden to the rear.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>7.94 m</b>	<b>(26' 0")</b>
<b>Net Frontage</b>	<b>6.82 m</b>	<b>(22' 4")</b>
<b>Shop Depth</b>	<b>4.82 m</b>	<b>(15' 9")</b>
<b>Built Depth</b>	<b>10.24 m</b>	<b>(33' 7")</b>

**Basement - Not inspected by Allsop**

**Ground & First Floor – 3 Rooms, Kitchen, Bathroom/WC**

## Tenancy

The entire property is at present let to MR C PATEL for a term of 15 years from 15th April 2005 at a current rent of £11,200 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

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

**Seller's Solicitor** B Dubiner Esq, Bude Nathan and Iwanier. Tel: 0208 209 2454 e-mail: [bd@bnilaw.co.uk](mailto:bd@bnilaw.co.uk)