

TO BE SOLD

REF: 31098

£600,000 – Freehold

Town Centre Commercial Property

Currently Configured as a Bar and Offices

Robertson St, Hastings



Summary

A commercial property in Hastings town centre. The property comprises a bar with extensive upper parts and a self-contained office. There is a tenant in the self-contained office, but vacant possession is available if the buyer prefers. The bar is occupied under the terms of a new commercial lease with the tenant paying an annual rent of £36,000 – rising to £40,000 in the second year.

Location

The property is in an excellent trading position on Robertson Street, a pedestrianised thoroughfare leading from the seafront to the prime shopping centre.

Hastings town centre is home to a wide variety of shops, from high-street brands to independent boutiques. The Priory Meadow Shopping Centre is the town's main shopping centre, with a number of

popular stores, including Debenhams, Primark and Marks & Spencer. There are also several smaller shopping arcades and pedestrianised streets in the town centre with many independent traders.

There is a thriving food and drink scene, with a wide variety of restaurants, cafes, and pubs to choose from. There are also a number of bars and nightclubs in the town centre, making it a popular destination for nightlife.

There is a thriving local population which is boosted with holiday makers and visitors drawn by popular attractions, including Hastings Castle, the Smugglers' Tunnels, and the Stade. The town is also home to several museums and galleries, including the Hastings Museum and Art Gallery and the Jerwood Gallery.

Premises

The property occupies three interconnected terraced buildings with a frontage on Robertson Street and a return frontage on Cambridge Road. The premises have been amalgamated on the ground floor to provide a large open-plan bar area and a kitchen. Stairs to the Lower Ground Floor lead to Gents WC, Beer Cellar and Store Room.

On the upper two storeys there is: Ladies WC, Staff WC and 8 rooms currently configured as offices and storerooms. The upper parts of one of the three terraced properties is a self-contained office with four separate rooms, a kitchen and WC. It has its own separate entrance on Cambridge Road and is currently occupied under the terms of a commercial lease producing £6,000 per year rent. Vacant possession is available.

Tenure: Freehold (with the benefit of vacant possession of the self-contained office if preferred by the buyer).

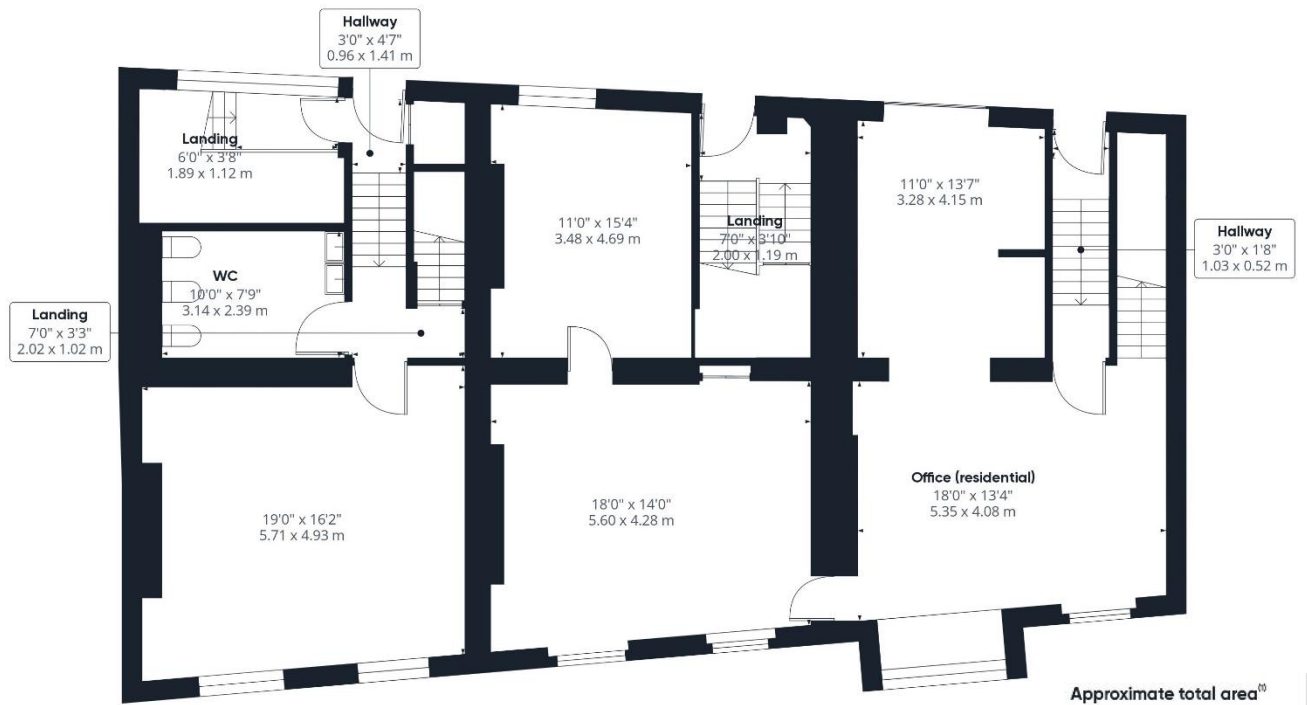
Terms: £675,000 Freehold to include the equipment and freehold interest.

Business Rates: The Rateable Value is £19,750.

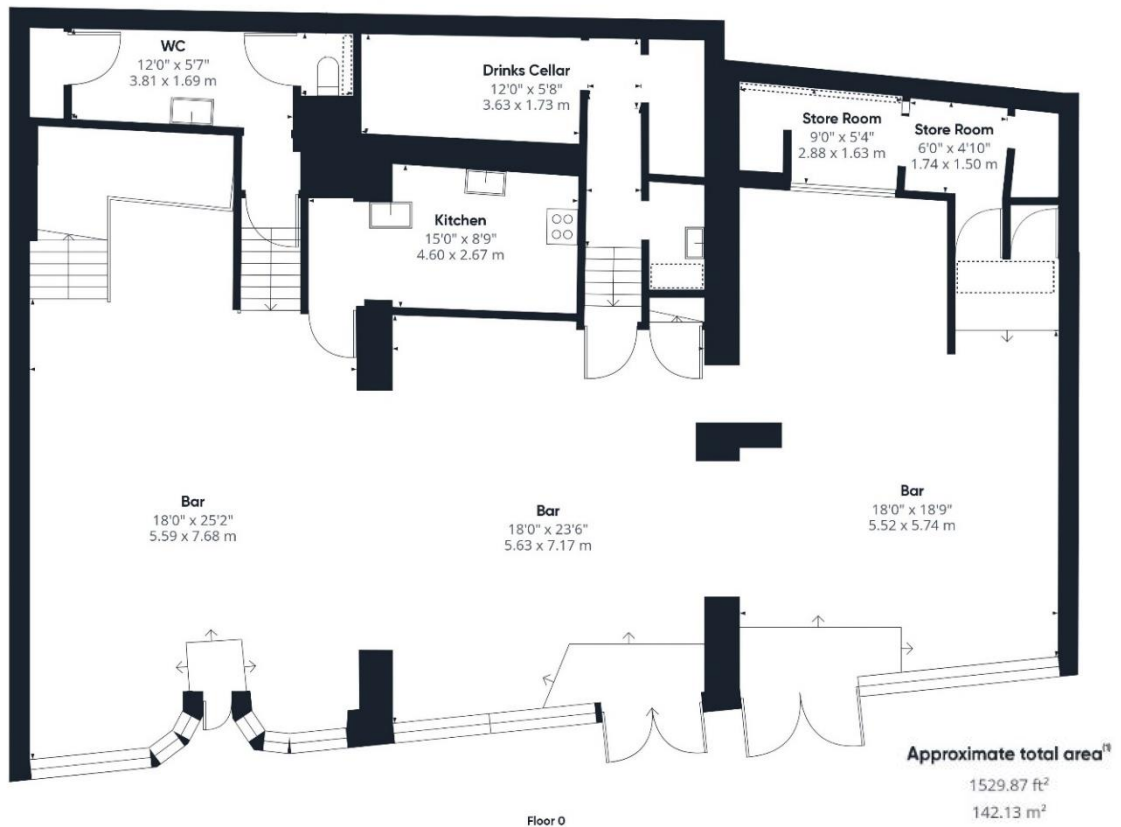
EPC Ratings: TBC







Floor 1



Floor 0



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