25 The Waterfront, Sovereign Harbour, Eastbourne
East Sussex, BN21 4QG, England
Tel: 01323 727271
www.gps-direct.com email: info@gps-direct.com

TO BE SOLD **REF: 31098** **£550,000 – 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. The self-contained office, which incorporates part of the upper floors (see floor plans), will have vacant possession at the time of completion. The bar, including the ground floor and remaining part of the upper floors is occupied under the terms of a commercial lease with the tenant paying an annual rent of £40,000.

Location

The property is in an excellent trading position on Robertson Street, a pedestrianised thoroughfare leading form 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.

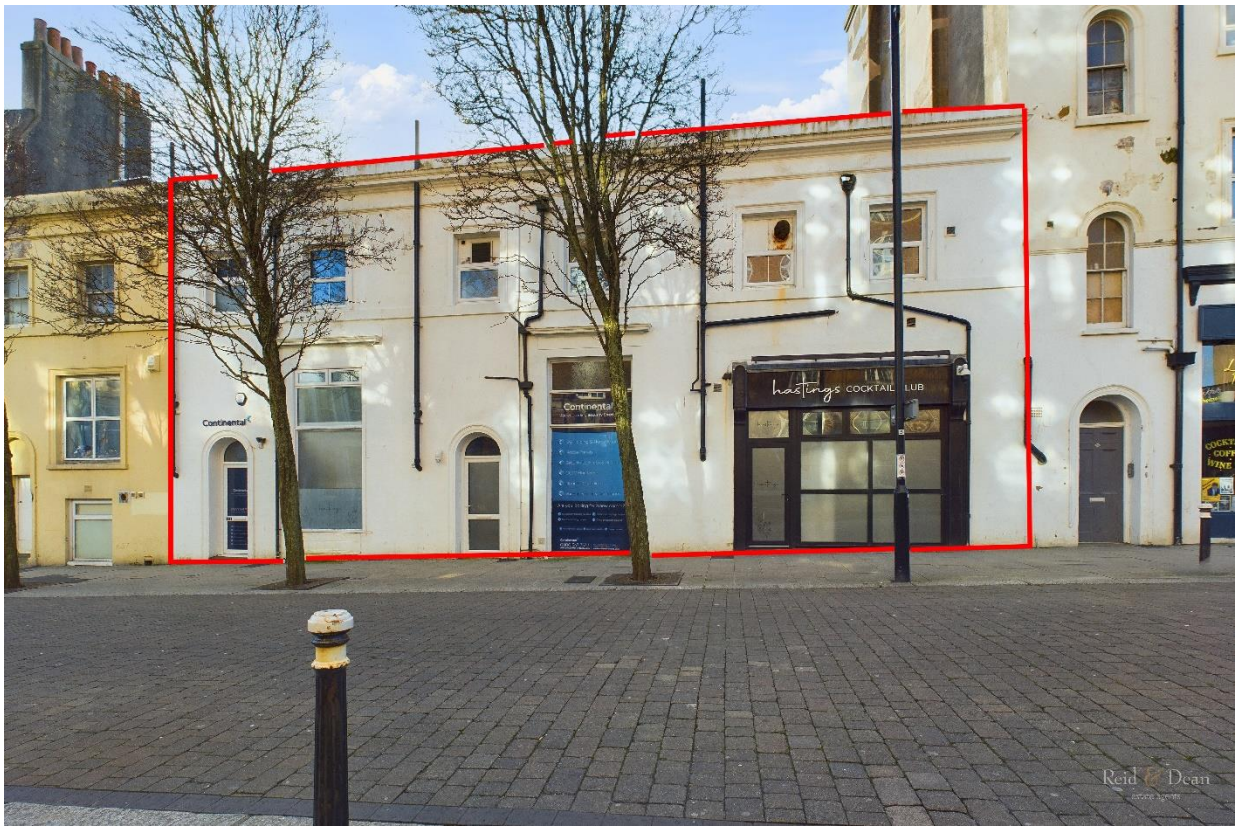
On the upper two storeys there is: Ladies WC, Staff WC and 8 rooms currently configured as offices and storerooms. The upper parts of one of the three terraced properties is a self-contained office with four separate rooms, a kitchen and WC. It has its own separate entrance on Cambridge Road and is currently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

Tenure: **Freehold**

Terms: £550,000 Freehold to include the equipment and freehold interest.

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

EPC Ratings: TBC


Continental
Reid & Dean

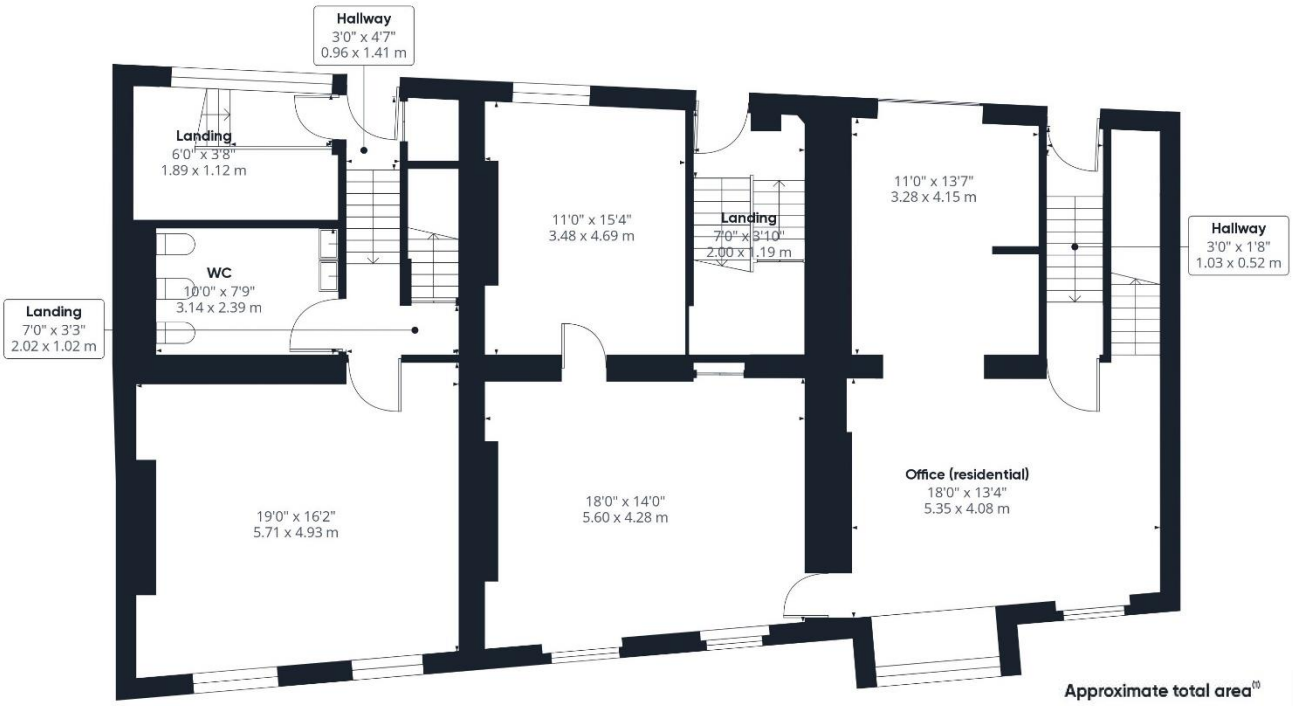

Shot Bar
Reid & Dean








Continental



Approximate total area[1]

1970.55 ft²

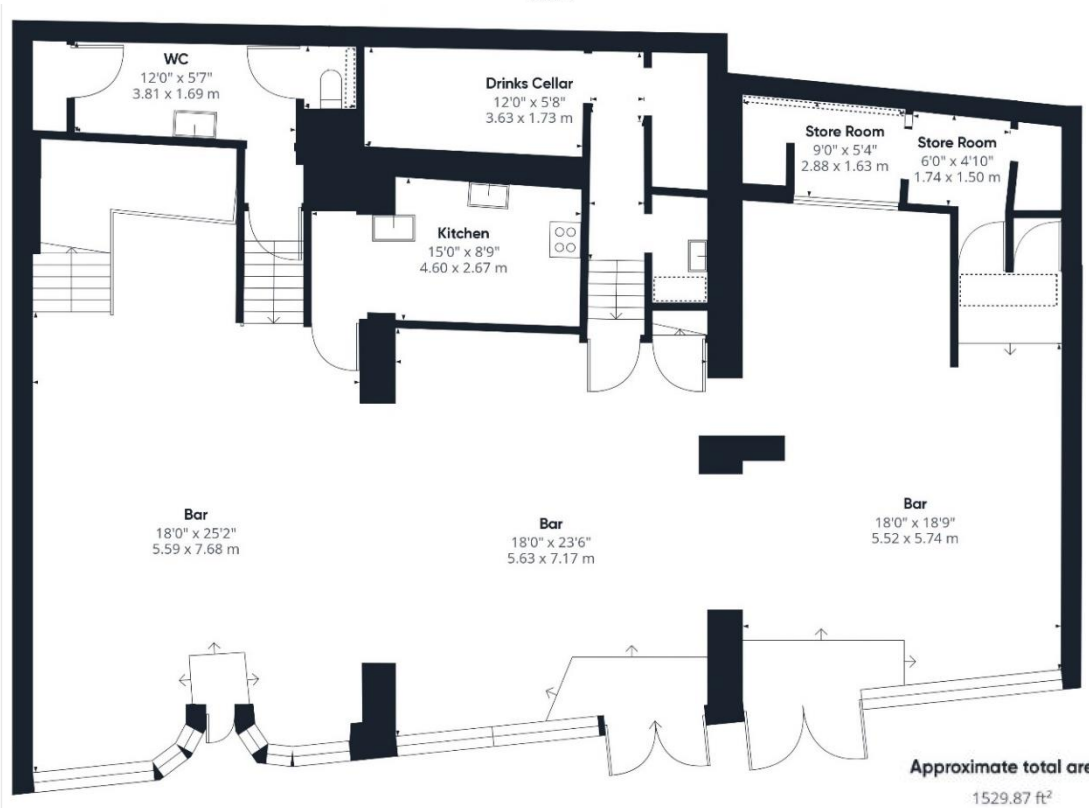
183.07 m²

Reduced headroom

16.58 ft²

1.54 m²

Floor 1



Approximate total area[1]

1529.87 ft²

142.13 m²

Floor 0



For further information please – email info@gps-direct.com

25 The Waterfront, Sovereign Harbour, Eastbourne BN23 5UZ
Tel: 01323 727271 Email: info@gps-direct.com www.gps-direct.com

NOTICE: GPS have provided these particulars just for illustration and prospective buyers or tenants must instruct their own advisors to check all matters relating; physically to the property, its title, any planning consents & building regulations and outgoings; to any associated business. These particulars do not constitute an offer or form part of a contract. GPS has not conducted a detailed survey or tested services, appliances, or fittings; and any dimensions, floor plans and photographs provided are for indicative purposes only. GPS offer no warranties in relation to the property.