




261 Battle Road, St Leonards-On-Sea , Hastings, TN37 7AN



TO LET

Ground Floor Retail Unit

810 Sq Ft (75.25 Sq M)

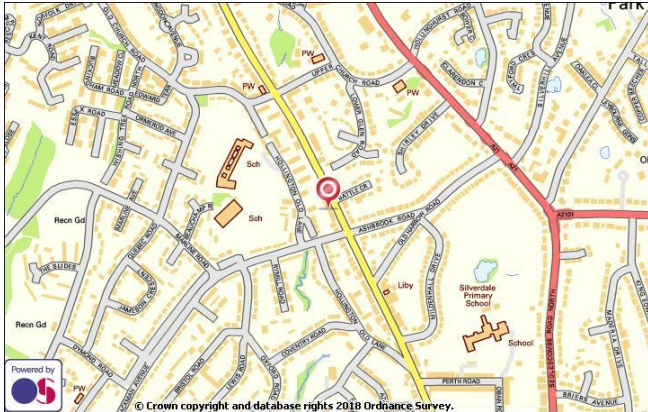
-  Seaside Town Location
-  Basement Storage Available
-  Glazed Shop Frontage



PROPERTY DETAILS

Location

St Leonards is a small seaside town situated to the west of central Hastings. The subject property is situated to the north of St Leonard's with good access to the A21 and less than a 2 mile trip into the heart of St Leonard's and the Train Station that offers services to central London. The property also fronts Battle road which is on a number of easily accessible bus routes.



Description

The property is of brick construction on the left hand side of a parade of three ground floor retail units below two stories of residential flats benefiting from self-contained entrances. Internally the property benefits from a ground floor sales area of 384 sqft with W/C and kitchenette facilities in addition. The property also benefits from an additional 426 sqft of basement storage space.

Accommodation

According to our calculations, the building has the following dimensions and net internal floor areas (NIA):

Ground Floor Sales 384 sq ft

Basement storage 426 sq ft

Total NIA 810 sq ft (75 sq m)

Terms

A new Internal Repairing and Insuring (IRI) lease for a term of years to be agreed, incorporating upward only rent reviews.

Rent

£7,000 per annum exclusive of rates, VAT and all other outgoings.

VAT

All rents quoted are exclusive of Value Added Tax which may be applicable.

Service Charge

We understand that the property is subject to a service charge. Further details available upon request.

Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

Planning

We are advised by the Local Authority that the property benefits from Class A1 (Retail) Use. Interested parties are advised to make enquiries of Hastings Borough Council.

Business Rates

We are advised by the Valuation Office that the property has a current Rateable Value of £4,850. Interested parties are advised to make their own enquiries with the Local Authority regarding their Business Rates liability.

Energy Performance Certificate

The property currently has an EPC rating D93. A copy is available upon request.

For viewings and further details please contact



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