

Fully equipped and licensed restaurant premises

LEASE FOR SALE



13-14 Robertson Street, Hastings, East Sussex TN34 1HL

- Town centre location
- Large glazed frontage
- Vibrant and historic town
- Pedestrian only street
- Close to HSBC bank and Debenhams
- Outside seating
- £400 M spend to 2012 on town centre regeneration
- Comprehensive alcohol and live music license
- Air conditioned throughout



Location

Hastings, a vibrant and historic town is rapidly becoming one of the most attractive business locations in the South East.

The premises occupy a town centre location on a pedestrian only street (10am - 4pm) with direct access to the Hastings seafront.

Nearly by occupiers include HSBC bank and Debenhams with the Priory Meadow Shopping Centre (M&S, New Look, BHS, Boots) a short walk away.

Accommodation

Ground Floor

The premises comprise a ground floor area providing around 60 plus covers with a large glazed frontage. There is an attractive fitted bar to one wall and a fully equipped trade kitchen with direct counter access to the dining area.

Male and female customer toilets are to the rear of the dining area plus a small office/storage area.

Basement

Accessed via a lobby off the ground floor the basement comprises staff toilets, staff locker room, manager's office and two storage areas. Rear yard access for deliveries.

Approximate measurements are:

Total ground floor area:	1018 sq ft	95 m ²
Restaurant/bar area:	830 sq ft	77 m ²
Basement area:	635 sq ft	59 m ²
Ground floor frontage:	24.6 sq ft	7.5 m ²
Internal width	29.8 sq ft	9.1 m ²

Lease Terms

The premises are held on a full repairing and insuring lease for term of 30 years from October 2006 with open market rent reviews each four years of the term.

Rent

£25,000 per annum exclusive

Premium

A premium is required for our client's valuable lease, fixtures and fittings. POA.

Rates

Rateable Value: £18,000

Effective date: April 1st 2010

Enquiries: through Hastings Borough Council

Legal Costs

Each party to be responsible for their own legal costs involved in any transaction.

Viewing

By appointment through Trinitie BPS

Telephone: 01424 205417

Email: info@trinitie.co.uk