

Seafront Investment Property

FREEHOLD FOR SALE



26 White Rock, Hastings, East Sussex, TN34 1JY

- Restaurant with sea views
- Close to the town centre
- Vibrant and historic town
- £400M town centre regeneration spend
- The White Rock Theatre and Hastings Pier are close by
- Fully fitted restaurant with glazed frontage, basement storage, additional dining area and outside seating
- The upper floors comprise an exceptionally presented three storey maisonette with a roof terrace and is available with full vacant possession through separate negotiation.

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 seafront location a short walk into the town centre close the nationally renowned White Rock Theatre and Hastings Pier.

Accommodation

Ground Floor

The premises comprise a recently renovated ground floor area providing around 40 covers with a large glazed frontage. There is a fully equipped trade kitchen and bar area.

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

Basement

Male and female customer toilets are situated in the basement with additional private dining area and small office/storage area.

Approximate gross internal measurements are:

Ground floor dining area:	424.46 sq ft	39.39 m ²
Kitchen area:	149.89 sq ft	13.84 m ²
Internal depth:	51.44 sq ft	15.65 m ²

Use

A3 Restaurant and premises

Lease Terms

The premises are held on an internal repairing and insuring lease for term of 10 years from March 2010 with rent reviews each three years of the term.

Rent

£10,000 per annum exclusive

Price

£148,500

Rates

Rateable Value: £5,400

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