

Freehold Licensed Premises Ideal for Bar / Restaurant / Retail Use **TO LET / FOR SALE**



31-32 Station Road, Hastings, East Sussex TN34 1NJ

- Vibrant & Historic Town
- Strategic Town Centre location
- Adjacent to Priory Meadow Shopping Centre
- BHS, New Look, Superdrug, Sainsburys Local all metres away
- Substantial recent uplifts in weekly footfall traffic
- £400 million estimated Town Centre regeneration investment by 2012
- Opposite the brand new 200,000 sq ft Sussex Coast College and Station Plaza Health Centre and Hastings Railway station.

Location

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

Occupying a prime Town Centre location the property comprises close to 3000 sq. ft. of accommodation over three floors with the potential to offer outside seating to front. Adjacent is the recent Station Plaza development including Hastings Railway Station, a new state of the art further education college Sussex Coast College, a major new health centre, and over 80,000sq.ft. of Grade A office space close by. Priory Meadow Shopping Centre is also just metres away. Notable occupiers include **BHS, River Island, Marks & Spencer, Topshop, Next, New Look, Waterstones** and **Boots**.

Tesco Express and **Costa Coffee** and **Sainsburys Local** have recently opened locations close by.

Hastings has undergone major regeneration. It is estimated that £400 million of public and private money will be invested into the area by 2012. Nearly £150 million has been earmarked for road improvements to the A21 and plans are well under way for a £47 million link road between Hastings and Bexhill.

Use

A1 / A3 / A4

Accommodation

Approximate gross dimensions and floor areas are as follows:

	ft ²	m ²
Ground Floor	1206	112
First Floor	1206	112
Second Floor	576	52
Total Floor Area	2988 ft ²	278 m ²
Site Area	1525 ft²	465 m²

To Let

The property is available to let by way of a new full repairing and insuring lease for a term of 15 years at a commencing rent of **£35,000** per annum. Subject to contract and VAT.

For Sale

Freehold **£350,000**
Subject to contract + VAT

Rates

Rates payable 2010-2011: £9400
(All parties to confirm with Hastings Borough Council)

Legal Costs

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

Further information

For further details please contact;
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