

Fully equipped licensed bar with substantial upper parts **TO LET**



4 Claremont, Hastings, East Sussex TN34 1HA

- Town centre location
- Recently refurbished to high standard
- Vibrant and historic town benefiting from extensive regeneration programmes
- Adjacent to the seafront with views of the Channel
- Outside seating
- Substantial residential upper parts
- Late premises licence
- Free of trading ties



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 just off Hastings seafront.

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

The Saga Group are creating up to 800 new jobs based in the town centre from the new year.

Accommodation

The premises comprise a large 5-storey mid terraced property with trading areas on the ground, first floors and basement and substantial residential upper parts providing three double bedrooms and living area with sea views.

There is a fully equipped trade kitchen, chiller room, washing up area with storage and a small outside yard.

Approximate gross trade floor areas:

| | | |
|--|------------|---------------------|
| Ground floor bar/restaurant: <i>(excluding kitchen, storage & cellar)</i> | 640 sq ft | 59.5 m ² |
| First floor with additional seating: <i>(excluding toilets, common areas & storage)</i> | 480 sq ft | 44.6 m ² |
| Basement function room: <i>(including bar, DJ booth, toilets & storage)</i> | 1305 sq ft | 121 m ² |

Lease Terms

The premises are to be let out on a full repairing and insuring lease, with upward only rent reviews for a term to be agreed.

Rent

£25,000 per annum exclusive

Premium

A premium of £25,000 is required for our client's fixtures and fittings. An inventory will be provided however none of the items will be tested.

Rates

Rateable Value: £6,400

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 Triniti BPS

Telephone: 01424 205417

Email: info@triniti.co.uk