

LONDON TRADER

4-7 East Beach Street, Hastings, TN34 3AR



Key Highlights

- Freehold public house investment
- Entire property let to a private individual
- Current rent of £64,156 per annum
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases
- The property is arranged over ground and two upper floors and extends to 3,622 sq ft
- Lease expires November 2031
- We are instructed to invite offers in excess of £730,000 (8.34% NIY) which reflects a capital value of £202 psf
- Business unaffected by sale
- **Virtual Tour**
- **Google Street View Link**

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LONDON 33
Margaret Street
London W1G 0JD

+44 (0) 207 409 8178

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Location

Located in Hastings in the county of Kent, approximately 3.0 miles (5.0 kilometres) east of Bexhill and 6.0 miles (10.0 kilometres) west of Camber.

The London Trader is prominently positioned in Old Hastings fronting the A259 Highway and close to the waterfront .

Description

The property comprises the ground, first, and second floor of a three storey semi detached building with brick rendered elevations beneath a pitched clay tiled roof.

Accommodation

Ground Floor:

The ground floor provides an open plan trading area with a central bar servery and seating on loose tables and chairs for 50 customers. Ancillary areas include a pool table room, customer WC's and cellar.

First Floor:

The first floor comprises a disused trade kitchen, ancillary stores and offices.

Second Floor:

The second floor provides manager's accommodation comprising three bedrooms, kitchen and a bathroom. In addition to this is a small one bedroom self contained flat.

Externally:

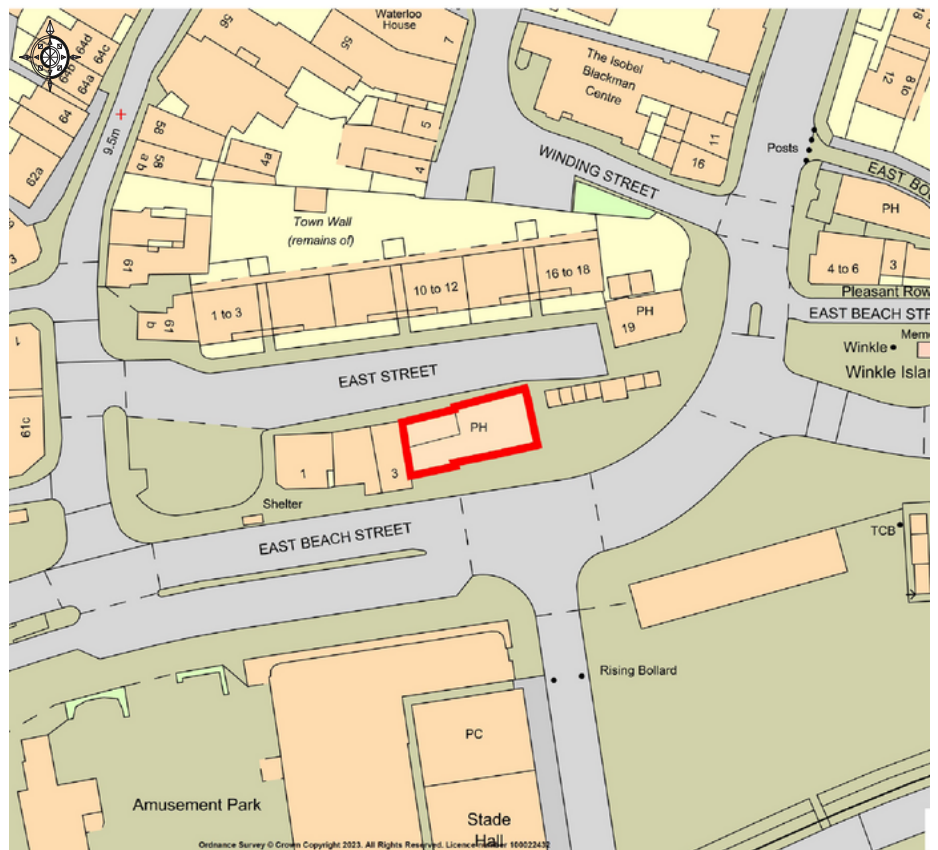
There is an external seating area held by way of a pavement licence to the front and side elevations for 32 customers.

Virtual Tour

<https://vt.ehouse.co.uk/p9NgDcNzNiM>

Tenure

The property is held freehold (Title Number HT19149).



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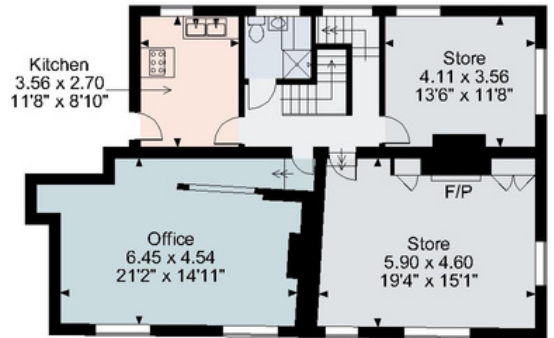
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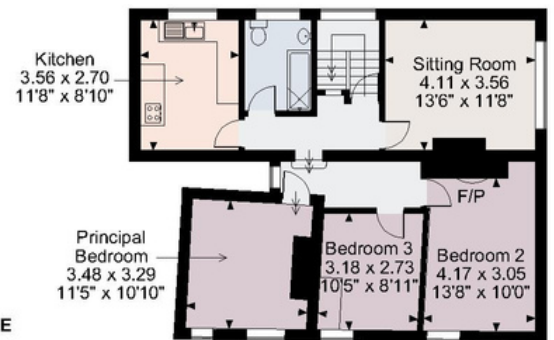
London Trader, East Beach Street, Hastings
Ground Floor gross internal area = 1,684 sq ft / 157 sq m
First Floor gross internal area = 1,073 sq ft / 100 sq m
Second Floor gross internal area = 865 sq ft / 80 sq m
Total gross internal area = 3,622 sq ft / 337 sq m



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Tenancy

The entire property is let to a private individual on a 14.5 year lease from 2 June 2017 at a current rent of £64,156 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (which do not apply in the open market review year). A rent deposit of £15,270 is held by the landlord.

Planning

The property is Grade II Listed and situated in the Hastings Conservation Area.

Data Room

https://sites.savills.com/tavernportfolio/en/page_171176.php

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis that the purchasing entity is VAT registered.

EPC

An EPC is in the course of preparation.

Fixtures and Fittings

The fixtures and fittings are currently owned by the occupational tenant.

Terms

We are instructed to invite offers in excess of £730,000 (8.34% NIY) assuming the usual purchasers costs which reflects a capital value of £202 psf.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

Viewings & Contacts

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.



Contact

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