

Hastings - 6 Claremont, East Sussex TN34 1HA

Freehold Retail & Residential Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £120,000
- Rental Income: £1,000 p.a.
- ERV: £ 13,000 p.a. GIY: 10.83%
- VAT is NOT applicable to this property
- Comprises retail premises at ground floor and basement with 4 flats above which have been sold-off
- Property benefits from seafront location, within 8 min walk from Hastings Train Station, with retail occupiers nearby including hair salon, café, takeaways and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No.6 Shop (Ground Floor & Basement)	Ground Floor: Open plan retail, Storage, Office Basement: 5 Rooms, 2 WCs	Vacant		ERV: £12,000	
Flat 1 (First Floor)	Residential Flat: Sold-off	Individual	99 Years from 12 December 2017	£250	Note 1: FRI Note 2: Reversion: 2116
Flat 2 (Second Floor)	Residential Flat: Sold-off	Individual	99 Years from 29 October 2018	£250	Note 1: FRI Note 2: Reversion: 2117
Flat 3 (Third Floor)	Residential Flat: Sold-off	Individual	99 Years from 11 October 2018	£250	Note 1: FRI Note 2: Reversion: 2117
Flat 4 (Fourth Floor)	Residential Flat: Sold-off	Individual	99 Years from 27 July 2017	£250	Note 1: FRI Note 2: Reversion: 2116
Total				£1,000	
ERV:				£13,000	

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Property Description:

Comprises ground floor shop with ancillary at basement and four self-contained flats above (sold-off), providing the following accommodation and dimensions:

Ground Floor: Open plan retail, Storage, Office

Basement: 5 Rooms, 2 WCs

First-Fourth Floors: 4 Flats (sold-off)

Retail area size 120 sq m (1,292 sq ft)

Tenancy:

The retail shop is at present vacant. ERV: £12,000 p.a.

Flat 1 has been sold-off for a term of 99 Years from 12th December 2017 at a ground rent of £250 p.a.

Flat 2 has been sold-off for a term of 99 Years from 29th October 2018 at a ground rent of £250 p.a.

Flat 3 has been sold-off for a term of 99 Years from 11th October 2018 at a ground rent of £250 p.a.

Flat 4 has been sold-off for a term of 99 Years from 27th July 2017 at a ground rent of £250 p.a.



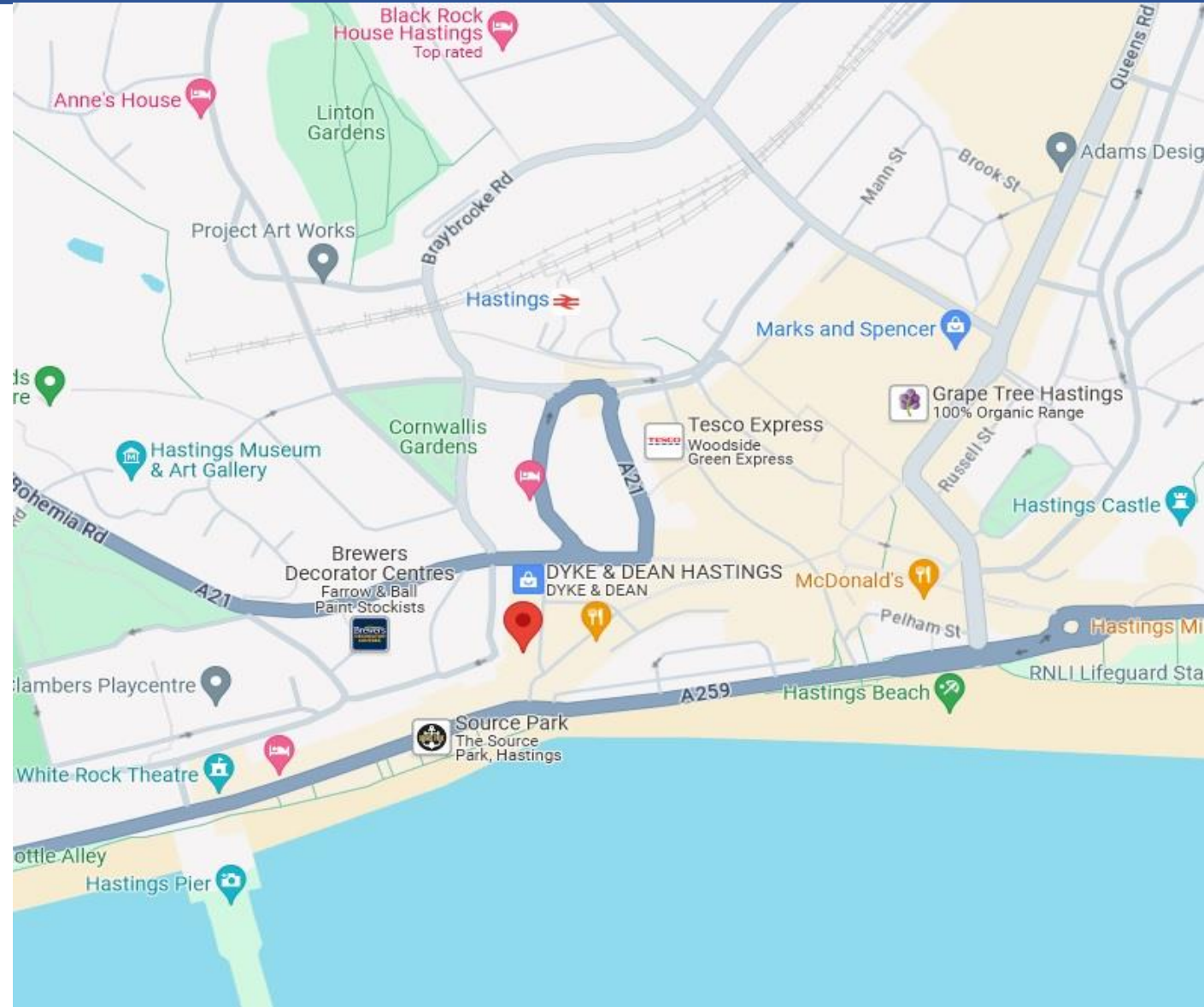
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Location:

Hastings is a seaside town and borough in East Sussex on the south coast of England, 24 mi (39 km) east of Lewes and 53 mi (85 km) south-east of London. The property benefits from seafront location, within 8 min walk from Hastings Train Station and occupiers nearby including hair salon, café, takeaways and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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