

Claremont

Hastings





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SOLD BY LEXTONS AUCTIONS

Auction Guide Price £475,000 to £495,000

MIXED FREEHOLD RESIDENTIAL/COMMERCIAL INVESTMENT

Fabulous opportunity to be able to purchase this freehold investment comprising of 3 self contained two bedroom flats and 2 commercial units on the ground floor all fully let and producing circa £33,600 per annum.

20 Claremont: Ground Floor commercial unit currently let to Sussex Framing on a lease expiring on 5th April 2024 at a monthly rent of £500 pcm (£6,000 per annum). We are advised the lease is of an FRI type and is excluded from the 1954 Landlord & Tenant Act. Measurements: Ground Floor Shop Area circa £298 sq ft: Lower Ground Floor Storage Circa 209 sq ft: Kitchen 71 sq ft: WC. Lobby to freeholders own storage with separate rear access

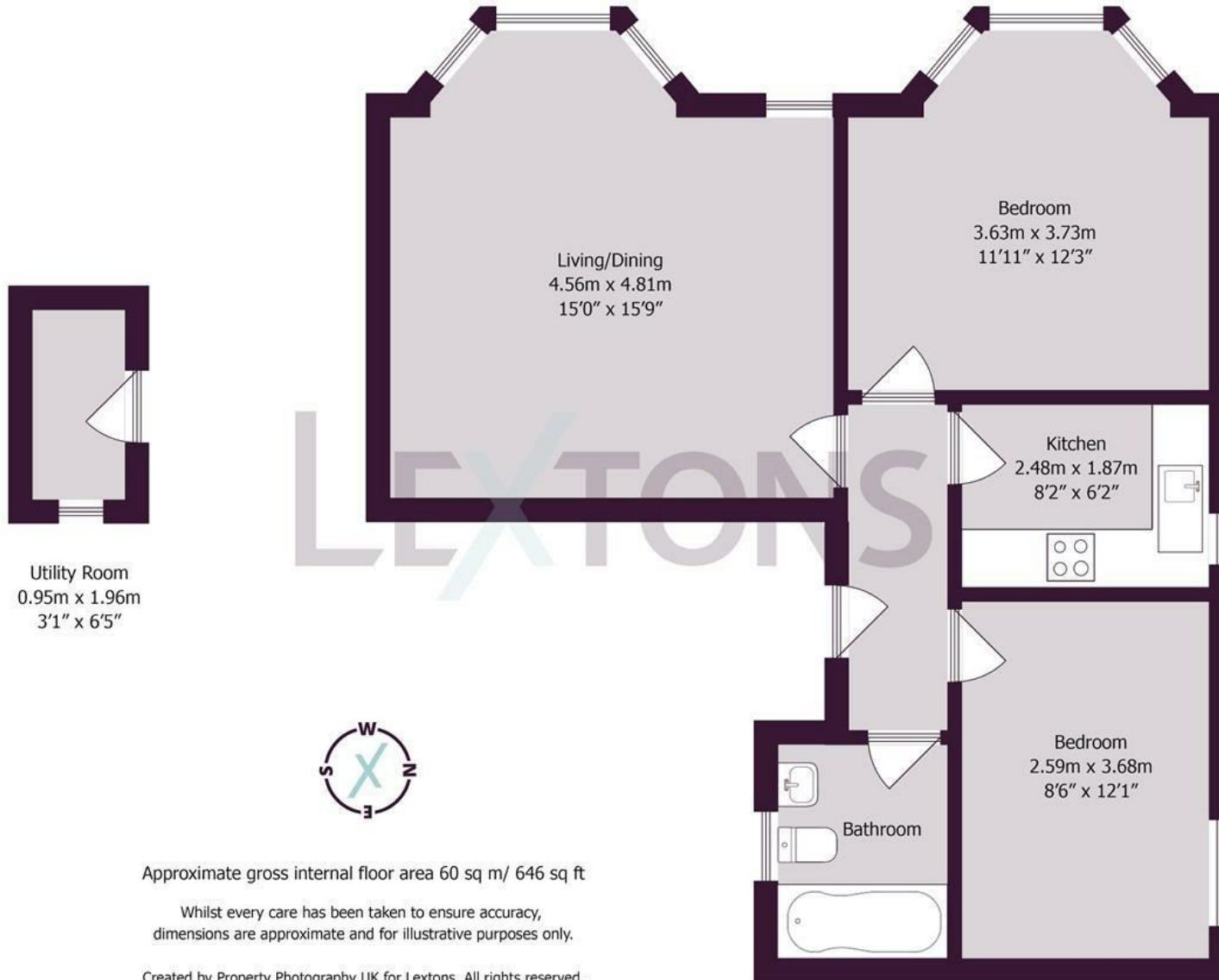
22 Claremont: Ground Floor commercial unit currently let to Vanity by Stacy on a monthly licence to include, we are advised, insurance premium contributions and paying a monthly rent of £400 (£4,800 per annum) currently rolling over. Measurements: Ground Floor Shop Area 209 2q ft: WC on half landing

Flat 1: Approximately 563 sq ft with 2 bedrooms, lounge, kitchen, bathroom & gas central heating currently let on an AST and producing £600 pcm (£7,200 per annum)

Flat 2: Approximately 580 sq ft with 2 bedrooms, lounge, kitchen, bathroom & gas central heating currently let on an AST and producing £675 pcm (£8,100 per annum)

Flat 3: Approximately 587 sq ft with 2 bedrooms, lounge, kitchen, bathroom & gas central heating currently let on an AST and producing £625 pcm (£7,500 per annum)





Approximate gross internal floor area 60 sq m/ 646 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Meet us here...
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We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

