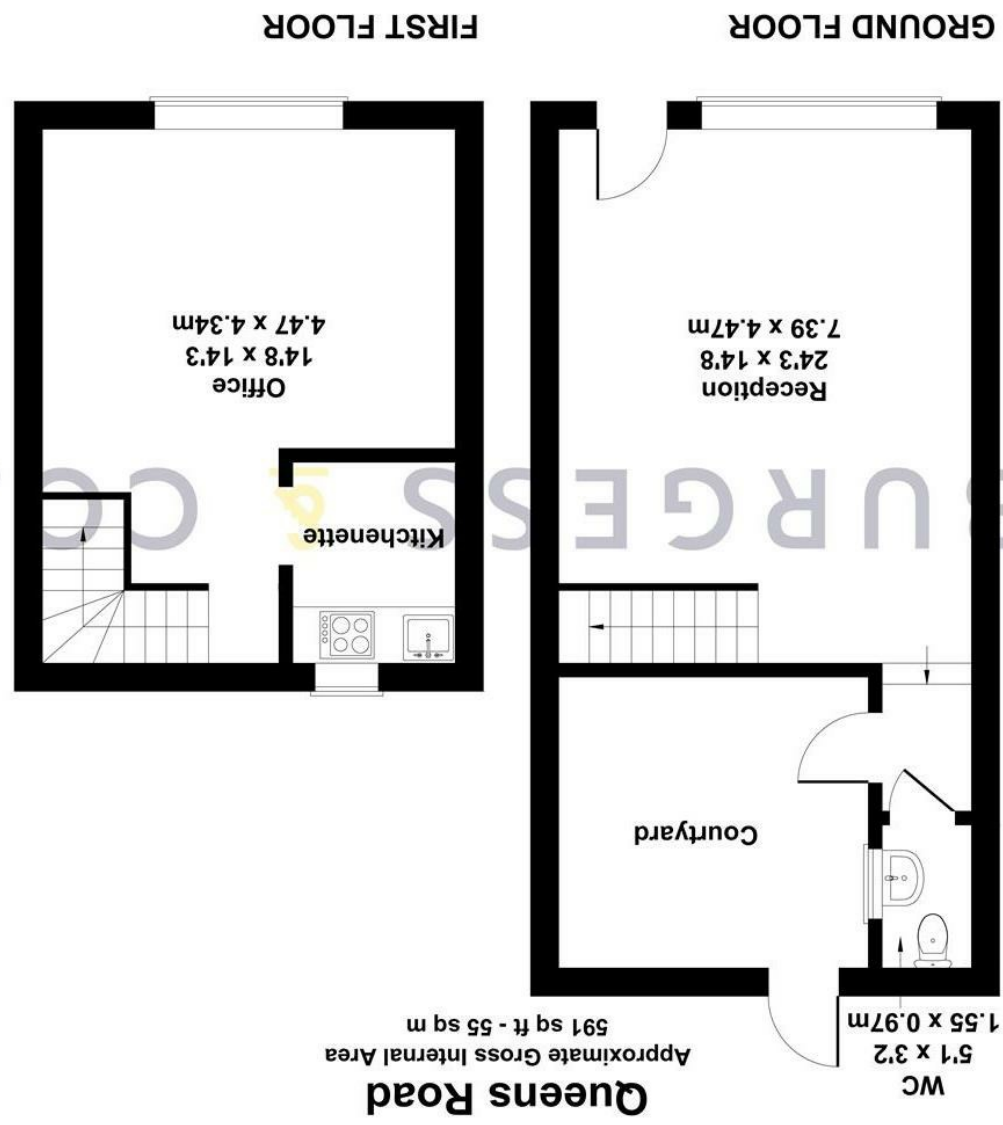




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BURGESS & CO.
01424 222255

55 Queens Road, Hastings, TN34 1RE

Offers Over
£150,000 Freehold



01424 222255

****CHAIN FREE**** Burgess & Co are delighted to present to the market an opportunity to acquire this spacious, well presented shop premises located in the heart of Hastings Town Centre, along the vibrant Queens Road with its array of bars, restaurants, shops. This prime location provides a good platform for any new businesses or established businesses looking to change location to capture better passing trade. The premises offers a large frontage and internally there is a shop floor with access to a w.c and a rear courtyard. To the first floor there is further office space with access to a kitchenette. Viewings are strictly by appointment and highly recommended by vendors sole agents. ****FREEHOLD COMMERCIAL SALE****

Shop

Open space, stairs to First Floor, window & door to the front. Step up to

Lobby

With door to courtyard. Door to

Separate W.C

Comprising low level w.c, wash hand basin, radiator, window to the side.

First Floor

Office

With window to the front, opening to

Kitchenette

With window to the rear.

Courtyard

Courtyard area to the rear with gate.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	