

FREEHOLD



Commercial (EPC Rating:)

8/8A CLAREMONT, HASTINGS, TN34 1HA

Auction Guide

£185,000

**ASTON
VAUGHAN**
Sales and Lettings



0 Bedroom Commercial located in Hastings

For Sale by Auction on the 24th of September 2026

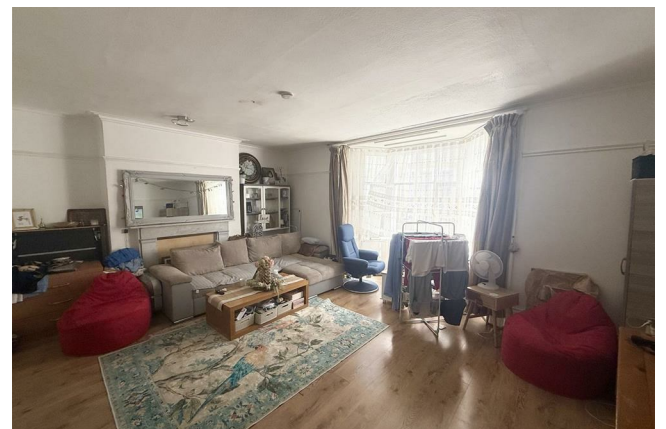
Auction Guide £185,000

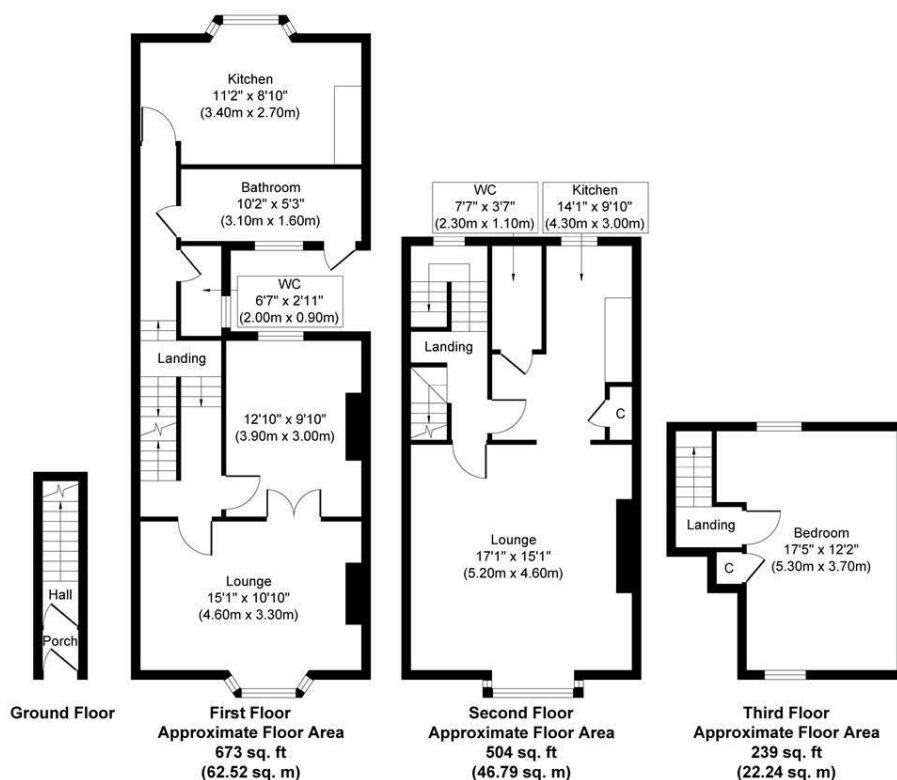
High Yielding Substantial Mixed Freehold Investment

Outstanding opportunity to purchase this mixed Freehold investment comprising of a ground floor and lower ground floor commercial premises trading as Scoffers take away hot food and a large completely self contained 3 bedroom maisonette with private street entrance.

Let on a FRI lease at a discounted rent of £17,000 per annum until March 2028 when the rent reverts to £20,000 per annum for the last quarter as the lease expires on 4th July 2028.

Upon expiry of the lease and depending on negotiation, there is significant rental uplift to be implemented by the separate letting of the commercial and rental parts and possibly using the maisonette as 3 individual letting rooms, subject to any necessary consents.



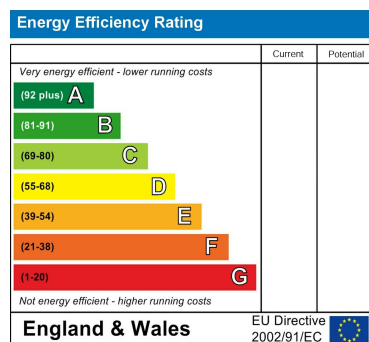


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

Energy Performance Graph



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