

Lot 37

178 – 182 Queens Road,
Hastings, East Sussex TN34 1RG

GUIDE PRICE: £350,000



STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■

SUBSTANTIAL COMMERCIAL INVESTMENT WITH FURTHER DEVELOPMENT POTENTIAL

This substantial corner block comprises of 4 intercommunicating ground floor shops with a further sales area at lower ground level. There are three self-contained flats on two upper floors above numbers 180 – 182 that have all been sold on long leases producing ground rent income of £100 pa per unit (£300 pa). The original upper part about 178 – 179 we understand was destroyed during the war and therefore has potential to rebuild above this unit subject to obtaining any necessary planning consent. The shops are sold with vacant possession and we understand that VAT is not applicable to this lot. There is an advertising hoarding situated on the side of the building producing an income of £4000 pa.

ACCOMMODATION

Nos 178 – 179: Approx 987 sf
No 180 – Approx 1125 sq ft
No 181 - Approx 870 sq ft
No 182 – approx 1995 sq ft

TENURE

Freehold

LOCAL AUTHORITY

Hastings Borough Council: 01424 451066
Adopted Rateable Value: £24500

VENDORS SOLICITORS

Uday Radia, Irvings Solicitors, Scottish Provident House
76-80 College Road, Harrow, Middlesex HA1 1BQ Tel: 020 8427 6600

VIEWING TIMES

By appointment through the Auctioneers