

# Lot 32

£27,700 per annum exclusive

## 20 Queens Road, Hastings, East Sussex TN34 1QY

Freehold Retail Investment with future development potential (1)



### Key Details

- Let to TUI UK Retail Limited
- New 5 year lease (2)
- Prominent town centre location in popular coastal town
- Future development potential (1)
- Nearby occupiers include WHSmith, Pizza Express, Vodafone, Greggs and Marks & Spencer
- VAT-free investment

### On the Instructions of Trustees

#### Location

**Miles:** 28 miles south-east of Royal Tunbridge Wells  
51 miles south-west of Dover  
70 miles south-east of central London

**Roads:** A259, A21, A27

**Rail:** Hastings Train Station

**Air:** London Gatwick Airport

#### Situation

Hastings is a historic town and popular holiday destination in East Sussex. The town is situated directly outside the High Weald Area of Natural Beauty some 28 miles south-east of Royal Tunbridge Wells, 51 miles south-west of Dover and 70 miles south-west of Central London. The property occupies a prominent position on the east side of the busy Queens Road (A2101), next to a number of bus stops and directly opposite the Priory Meadow Shopping Centre, which includes occupiers such as WHSmith, Pizza Express, Vodafone, JD Sports, EE, O2, Marks & Spencer and Superdrug. Other occupiers nearby include Greggs, Belfred, ODEON, Specsavers and Holland & Barrett.

#### Description

The property comprises a ground floor shop with first floor ancillary accommodation. The second and third floors comprise three rooms, a kitchen and a bathroom and, along with the basement, is not currently used. The rear of the property is accessed via Russell Street.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Energy Performance Certificate

Band E. See legal pack at acuitus.co.uk

## Tenancy and accommodation

| Floor                 | Use                           | Floor Areas (Approx)             | Tenant                | Term   | Rent p.a.x.    | Reversion      |
|-----------------------|-------------------------------|----------------------------------|-----------------------|--|----------------|----------------|
| Ground                | Retail/Ancillary              | 98.00 sq m (1,055 sq ft)         | TUI UK RETAIL LIMITED | 5 years from 08/11/2018 on a full repairing and insuring lease (2) | £27,700        | 07/11/2023 (2) |
| Basement              | Ancillary                     | 25.00 sq m (269 sq ft)           |                       |  |                |                |
| First, Second & Third | 3 rooms, kitchen and bathroom | 62.00 sq m (667 sq ft)           | t/a TUI (3)           |  |                |                |
| <b>Total</b>          |                               | <b>185.00 sq m (1,991 sq ft)</b> |                       |  | <b>£27,700</b> |                |

(2) There is a tenant only option to determine the lease at the end of the 3rd year, giving no less than 6 months' written notice.

(3) For the year ended 30th September 2017, TUI UK Retail Limited reported a turnover of £201,000,000, pre-tax profits of £1,000,000 and a total net worth of £191,000,000 (Source: Experian 07/01/2019). TUI employs 12,500 people and operates in over 600 travel agencies across the UK and Ireland (Source: [www.tui.co.uk/destinations/info/about-us](http://www.tui.co.uk/destinations/info/about-us)).

#### Planning

(1) The upper floors of the property may benefit from conversion to a 3 bed and 1 bed flat, subject to the current occupation and all the necessary consents/permissions. Interested parties are referred to Hastings Borough Council ([www.hastings.gov.uk](http://www.hastings.gov.uk)).



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
peter.mayo@acuitus.co.uk

**Acuitus**  
George Watkins  
+44 (0)20 7034 4861  
george.watkins@acuitus.co.uk

**Seller's Solicitors: Cripps LLP**  
Oliver Copp  
+44 (0)1892 506 240  
oliver.copp@crippspg.co.uk