

# Lot 29, 209-210 Queens Road, Hastings,

East Sussex TN34 1QP

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



Freehold Retail Investment with Possible Future Development Potential

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Retail Investment with Possible Future Development Potential

- Let to Hays Travel Limited
- Lease expires February 2030 (subject to option)
- Development potential of upper parts (subject to lease & consents)
- Prominent town centre location close to Wellington Place and Havelock Road
- Close proximity to The Priory Meadow Shopping Centre with retailers including Primark, H&M and Boots the Chemist and several national retailers nearby such as Costa Coffee, KFC, Caffé Nero and Greggs

**Lot** 29  
**Auction** 31/Mar/2022

**Rent** £60,000 per Annum Exclusive

**Status** Available

**Sector** High Street Retail

**Auction Venue** Live Streamed Auction

### Location

**Miles** 28 miles south-east of Royal Tunbridge Wells, 70 miles south-east of Central London  
**Roads** A259, A21, A27  
**Rail** Hastings  
**Air** London Gatwick Airport

### Situation

Hastings is an historic town and popular holiday destination in East Sussex. The property is prominently located in a pedestrianised area of the town, on the west side of Queens Road. Hastings Rail Station is only 400 metres from the property and provides services to three London mainline stations (Victoria, Charing Cross and Cannon Street) with a fastest journey time of 1 hour 28 minutes. Nearby occupiers include Costa Coffee, KFC, Caffé Nero and Greggs. In addition the Priory Meadow Shopping Centre is 60 metres from the property with retailers represented including Primark, Superdrug, Boots the Chemist and H&M

### Tenure

Freehold.

### Description

The property comprises a shop arranged on the ground, first and second floors. There is development potential of the upper parts (subject to lease and consents). The property benefits from rear access from Station Road from which separate access to a future residential conversion could be made.

### VAT

VAT is applicable to this lot.

### Completion Period

6 Week Completion

### EPC

Band D.

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### Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First Second	Retail/Ancillary Ancillary Ancillary	128.50 sq m 122.50 sq m 63.00 sq m	(1,383 sq ft) (1,319 sq ft) (678 sq ft)	HAYS TRAVEL LIMITED (1)	10 years from 28/02/2020 (2) on a full repairing and insuring lease (3)	£60,000	27/02/2025
<b>Total</b>		<b>314.00 sq m</b>	<b>(3,380 sq ft)</b>			<b>£60,000</b>	

(1) Hays Travel is the UK's largest independent travel agent and in 2019 took a strong lead in the industry by acquiring the Thomas Cook retail estate. ([www.haystravel.co.uk](http://www.haystravel.co.uk))

(2) The lease is subject to a tenant option to determine on 28/02/2025

(3) The lease is full repairing and insuring, subject to schedule of condition.

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## Contacts

### Acuitus

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### Seller's Solicitors

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