



## 18A East Parade, Hastings, TN34 3AL

### Hastings Old Town seafront property

- Former Restaurant use
- Seafront location
- Grade II Listed building
- To Let at £20,000pa
- Basement Stores
- Call for an appointment to view

Summary

Available Size	695 to 1,092 sq ft
Rent	£20,000 Per annum
Business Rates	To be confirmed
EPC Rating	EPC exempt - Listed building

Description

This property formed part of a larger seafront restaurant. It is now being split from the next door building and will be available with both access from the front and side doors. It will offer good sized ground floor accommodation and basement stores. The property will require refurbishment throughout.

Location

The property is located directly on the seafront road within Hastings Old Town. Nearby occupiers include pub, restaurant and leisure use occupiers.

Accommodation

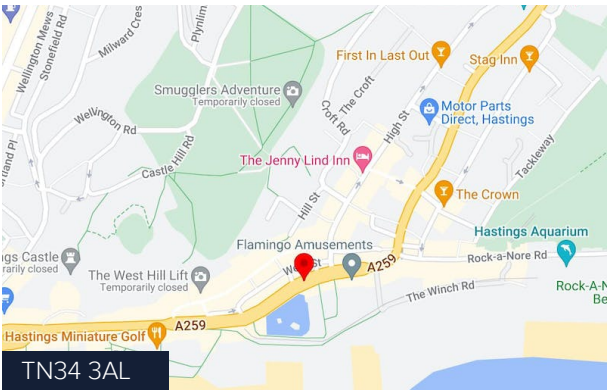
The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales/Restaurant	695	64.57
Basement - Stores	397	36.88
Total	1,092	101.45


Terms

The property is available by way of a new lease by negotiation at a rent of £20,000pa.

Ingoing tenant to contribute towards Landlords reasonable legal costs.



Viewing & Further Information



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