



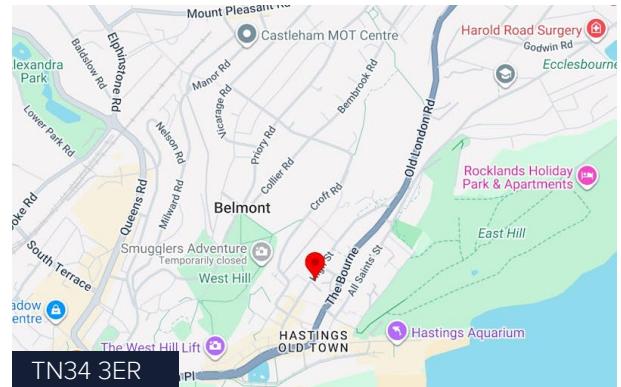
## 28-29 High Street, Hastings, TN34 3ER

A former bar in Hastings Old Town ideal for other uses

- Old Town location
- Ideal for a number of uses
- Former Bar
- To Let at £16,000pa
- Small rear Garden area
- Call for an appointment to view

## Summary

Available Size	862 sq ft
Rent	£16,000 per annum
Business Rates	Upon Enquiry
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days



## Description

This former bar located on a corner plot offers ground floor accommodation with a central bar area and rear male and female toilet facilities. The property offers a cellar with floor hatch access and a small rear yard.

## Location

The property is located on the corner of High Street in the Old Town of Hastings and Roebuck Street. It is a short walk to the north of the Hastings seafront and main retail area of the Old Town.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front Bar Area	238	22.11
Ground - Rear Bar and Seating area	624	57.97
Basement - Stores	465	43.20
<b>Total</b>	<b>1,327</b>	<b>123.28</b>



## Terms

The property is available by way of a new lease by negotiation at a rent of £16,000pa.

Ingoing tenant to contribute towards Landlords reasonable legal costs.

VAT may be payable.

## Viewing & Further Information



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