



51 B And C Robertson Street, Hastings, TN34 1HL

A fully fitted town centre coffee shop

- Town Centre location
- First Floor Cloaks
- Premium payable £9,500
- Call to book an appointment to view
- External seating area
- To Let at £12,000pa
- Basements stores/prep area

Summary

| | |
|----------------|------------------|
| Available Size | 410 to 685 sq ft |
| Rent | 12,000 per annum |
| Business Rates | To be confirmed |
| EPC Rating | D (100) |

Location

The property is located on the pedestrianised road of Robertson Street in the Hastings town centre. The seafront is a short distance to the south with the mainline railway station to the North.

Accommodation

| Floor/Unit | Description | Sq ft | Sq m |
|------------|-------------|-------|-------|
| Ground | Main Sales | 410 | 38.09 |
| Building | Stores | 275 | 25.55 |
| 1st | Cloakroom | - | - |
| Total | | 685 | 63.64 |

Terms

The property is available by way of a new sub lease by negotiation at a rent of £12,000pa.

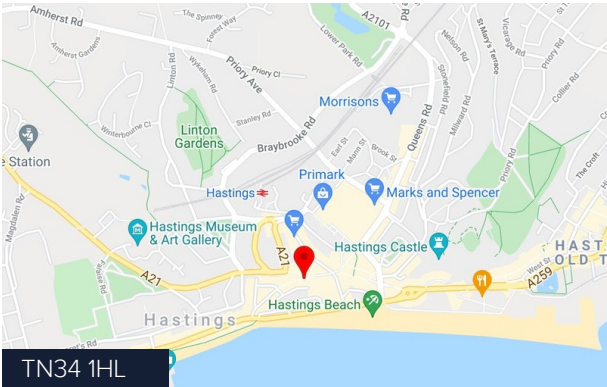
The fixtures and fittings are available by way of a premium of £9,500

Ingoing tenant to contribute towards the Landlords reasonable legal costs.

VAT may be payable

Outside Seating area

We understand this is available by way of a licence from the local council payable at a rate of £125.00 for two years



Viewing & Further Information



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