

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



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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 $\pounds9,500$

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



Alex Hobbis ahobbis@dyerandhobbis.com

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