

meridian
SURVEYORS

40-41, Queens Road, Hastings

Freehold For Sale

Asking Price Of £495,000

40-41, Queens Road, Hastings TN34 1RE

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Description: A prominent four storey building, comprising a vacant commercial ground floor shop with residential upper parts. The residential aspect comprises two one-bedroom flats and two maisonettes, the maisonettes which are arranged over second and third floors have been sold off on long leasehold leases. The residential accommodation is accessed at the rear via Portland Place.

40 and 41 Portland Place (Flats)
Both flats which are let on Assured Shorthold Tenancy agreements offer a combined annual rent of £19,680.

40a and 41a Queens Road (Maisonettes)
We understand each maisonette pays an annual ground rent of £50 to the freeholder.

Location:

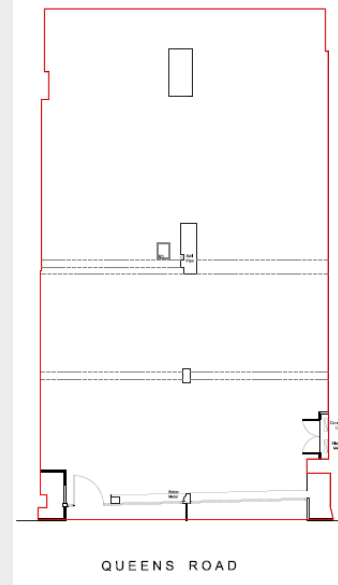
Hastings is a south coast seaside resort town in East Sussex with a population of 92,855 (2018 census) situated 55 miles south of London, 31 miles south west of Ashford and 16 miles east of Eastbourne. The property occupies a prominent trading position on the east side of Queens Road, located opposite the 290,000 sq ft Priory

Meadow Shopping Centre, which offers 1,000 parking spaces and anchor tenants including Marks & Spencer, H&M and Boots. Notable occupiers within the immediate vicinity include Specsavers, Pizza Express and Holland & Barrett.

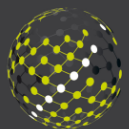
Accommodation: 40-41 Queens Road Ground Floor Commercial Shop-Vacant, approx. 2000sqft
40 Portland Place 1st Floor One bedroom flat Let on an AST at a rent of £840 PCM
41 Portland Place 1st Floor One bedroom flat Let on an AST at a rent of £800 PCM
40a Queens Road 2nd & 3rd Floors Maisonette Sold on a 125 year, long leasehold interest 01/09/2010
41a Queens Road 2nd & 3rd Floors Maisonette Sold on a 125 year, long leasehold interest 01/09/2010

EPC Asset Rating: TBC

Rateable Value: Rateable Value £26,750- Rates Payable £13,348.25



	Sq ft	Sq m
TOTAL APPROX:	2,000	185



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Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.