

meridian
SURVEYORS

Western Road, St. Leonards-on-Sea

A Pub Premises To Let with Accommodation Above Rent £18,200pax

Description:

The pub measures approx. 37.31sqm, has male and female toilet facilities, a rear room which can be used as extra seating measuring approx. 12sqm and a small courtyard area.

The accommodation about is a four bedroom maisonette with a large living room, bathroom and a kitchen. It benefits from gas central heating and has direct access to the commercial element.

Location:

Located in Central St Leonards close to other local amenities including an array of restaurants, takeaways, retail shops and Warrior Square Train Station.

Accommodation:

Pub area approx. 37.31sqm
 Rear room approx. 12sqm
 Pub Toilets
 Four Bedroom Maisonette

Term:

A new lease for a term to be agreed.

EPC Asset Rating:

TBC

Rateable Value:

The rateable value is £3800.

Legal Costs:

Both parties legal costs to be borne by the ingoing tenants.

Possession:

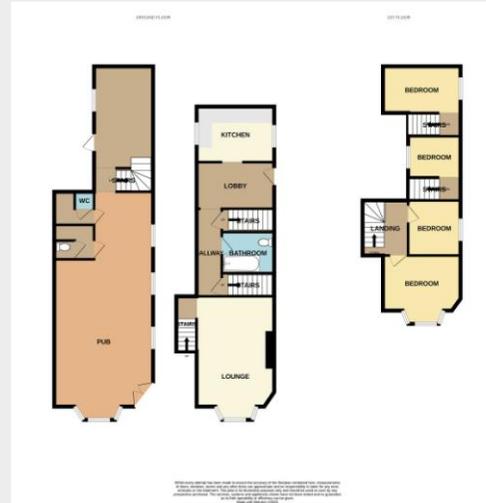
Immediate upon completion of legal formalities.

VAT:

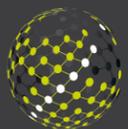
All prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves of VAT in respect of any transaction.

Viewing:

Strictly by appointment through the agents, Meridian Property.



	Sq ft	Sq m
TOTAL APPROX:	530	49.31



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Agents 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 check the measurements.