

The Fountain

93 Queens Rd, Hastings TN34 1RL

Freehold Public House For Sale



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LOCATION

Hastings is a historic seaside town on the East Sussex coast, situated about 60 miles (97 km) south-east of central London and 25 miles (40 km) east of Brighton.

The Fountain occupies 93 Queens Road, a primary thoroughfare running from the town's seafront up into the commercial heart. It sits approximately 0.3 miles south of Hastings railway station and just 0.2 miles north of the A259 seafront road, with easy pedestrian links to Priory Meadow shopping centre and the Old Town. It is situated opposite a Morrisons superstore and benefits from a large car park.

Queens Road is lined with Victorian and Edwardian terraces, many converted into independent shops, cafés, and residential flats. On-street parking is available directly outside the property, and two public car parks lie within a five-minute walk. Regular bus services run along Queens Road, providing direct connections to St Leonards-on-Sea, Bexhill and beyond.

PROPERTY DESCRIPTION

The property is a three-storey building arranged over the basement, ground, first and second floors. The building features painted rendered elevations beneath a pitched slate tiled roof with wood sash fenestration.



KEY HIGHLIGHTS

- Prominent corner public house
- Site area of 0.033 acres (0.013 hectares)
- Property arranged over three levels extending 3,447 sq.ft (320sq.m)
- Four bedroom flat
- Opportunity to convert to a variety of uses (STP)
- Offers in excess of £325,000 plus VAT

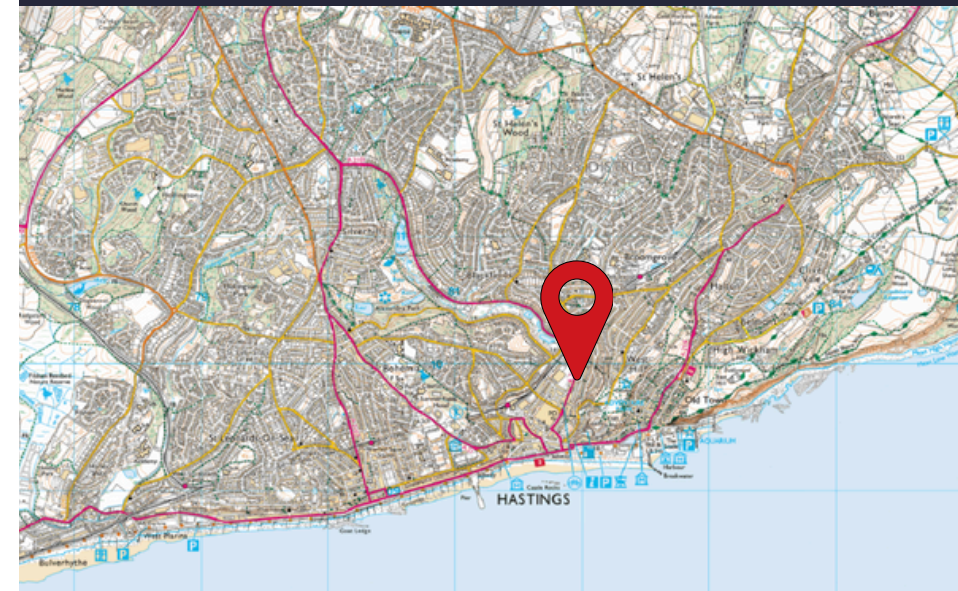
[LOCATION MAP](#)

[STREET VIEW](#)

[WHAT3WORDS](#)

[360 PANORAMIC](#)

[DRONE VIDEO](#)



ACCOMMODATION

Basement:

The property benefits from a large basement cellar and additional storage.

Ground floor:

The ground floor comprises of wooden flooring and low-hanging lighting with a central bar servery. The internal trade area is open plan, and comprises of a range of loose tables and chairs for approximately 30 customers. To the rear is ancillary areas including a WC, utility stores and a small enclosed courtyard.

First floor:

The first floor benefits from a well maintained commercial kitchen and pot wash area. Also, a WC and two spacious bedrooms, lounge and a bathroom.

Second floor:

The second floor comprises of two bedrooms and a bathroom.

FLOOR AREAS

The following are approximate Gross Internal Areas:

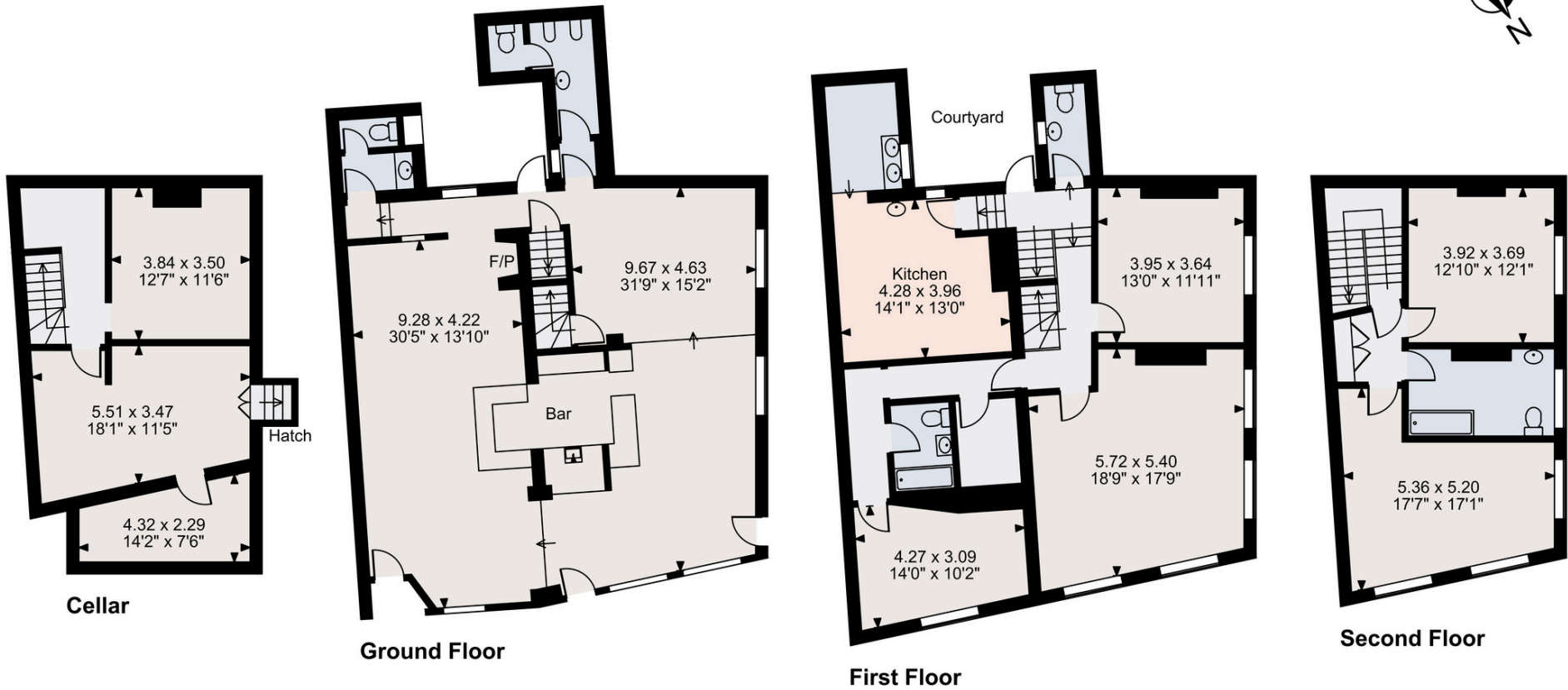
Areas	Sq. ft	Sq. m
Basement	537	50
Ground Floor	1,175	109
First Floor	1,171	109
Second Floor	564	320
Total	3,447	320

PLANNING & CONSERVATION

The site falls under the sui generis pub use class. It is not listed, not located within a conservation area, and lies outside any designated flood risk zones.

The local authority overseeing the site is Hasting Borough Council, and further information can be found on their website: www.hastings.gov.uk





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FIXTURES & FITTINGS

The property will be sold in its current condition, including fixtures and fittings. No inventory schedule will be provided and instead all items left on the day of completion will be included. Branded signage, including the swing sign, will be removed prior to completion.

EPC

C-68

RATING

2023 - £14,000

GUIDE PRICE & TENURE

Freehold (HT8795). Offers invited in excess of £325,000 for the freehold interest with vacant possession are invited.

VAT

VAT is applicable at the appropriate rate.

VIEWING

For a formal viewing strictly by appointment with Savills.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACT

For further information please contact:

Adam Bullas

+44 (0) 7812 965395
 abullas@savills.com

Harry Heffer

+44 (0) 7929 085103
 Harry.heffer@savills.com

Samuel Hart

+44 (0) 7812 425097
 samuel.hart@savills.com

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 'i's having dots. The logo is set against a yellow square background.