



37 St Leonards Road, Bexhill On Sea, East  
Sussex, TN40 1HP

**£150,000**



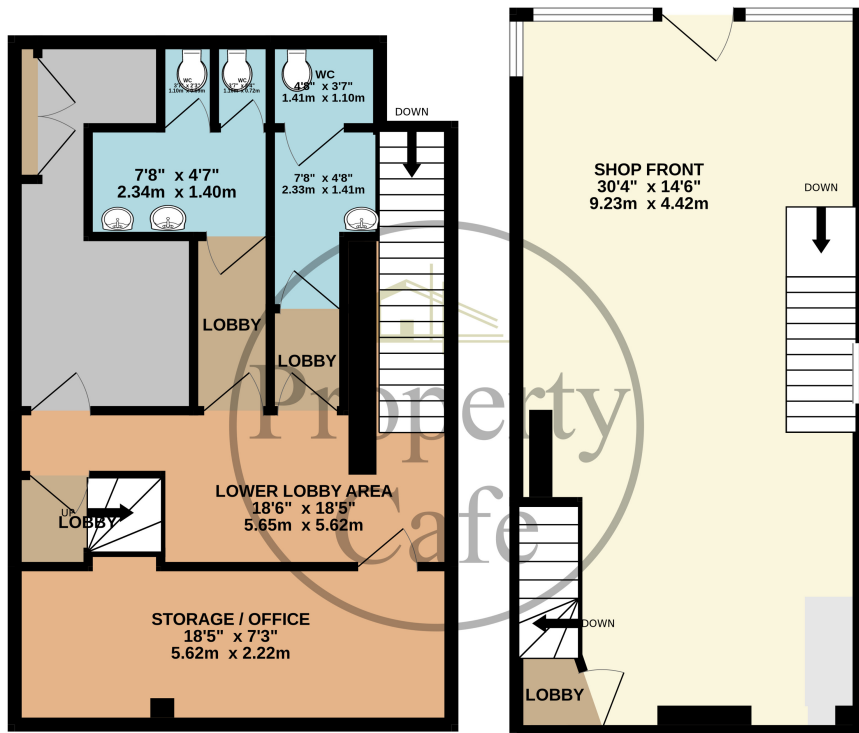
- Spacious Split Level Shop For Sale
- Available To Buy On Long Lease (Or Yearly Let)
- Excellent Trading Space & Potential
- Busy Location With Ample Passing Trade
- Large Trading Space With Stairs Down
- 'Lower Level' Offering Versatile Space
- A Refurbished Shop In Ready To Trade Condition
- Versatile Trading Space / Office Space
- Lower Level : Excellent Office / Storage Space
- Flexible Terms & Long Lease Available
- Purchase @ 125 Year Lease
- Rental Option @£12,500 Per Annum
- Call Our Sales Team On 01424 224488





**BASEMENT**  
508 sq.ft. (47.2 sq.m.) approx.

**GROUND FLOOR**  
432 sq.ft. (40.1 sq.m.) approx.



**TOTAL FLOOR AREA : 939 sq.ft. (87.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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