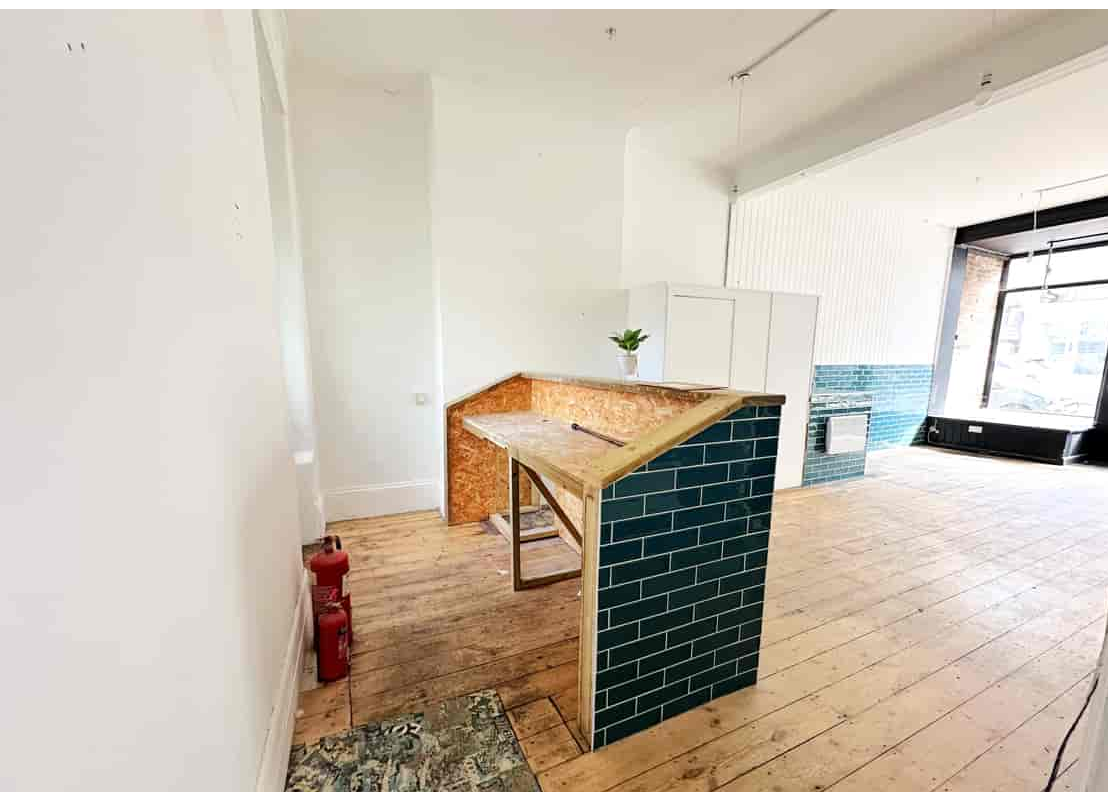




64 Sackville Road, Bexhill-on-Sea, East Sussex, TN39 3JE  
£750 pcm



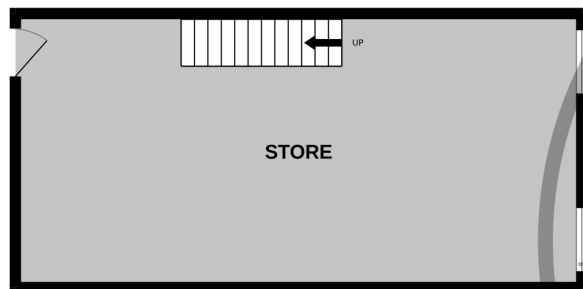




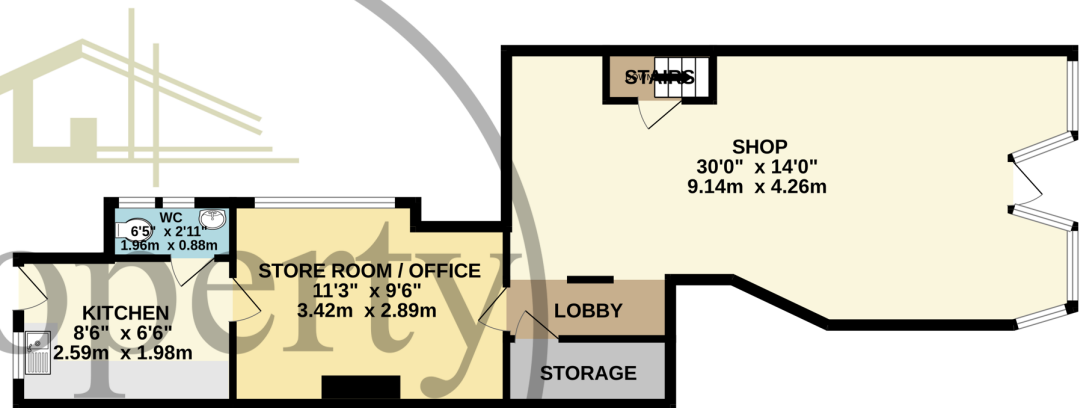
Property Cafe are delighted to offer to the lettings market this excellent commercial property situated in a popular high street location in Bexhill town centre with its busy passing trade and convenient public transport links. Internally the property boasts spacious accommodation and in brief comprises a spacious shop frontage with large window displays, a large store room to the rear of the property leading onto a W.C. toilet room, kitchenette, store cupboard and a large basement flat. Additionally the property benefits from electric heating, partial double glazing and is rated for 'E' Class usage and is being offered on a long term lease and has a current rateable value (1 April 2023 to present) £6,800. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.



**BASEMENT**  
420 sq.ft. (39.1 sq.m.) approx.



**GROUND FLOOR**  
672 sq.ft. (62.4 sq.m.) approx.



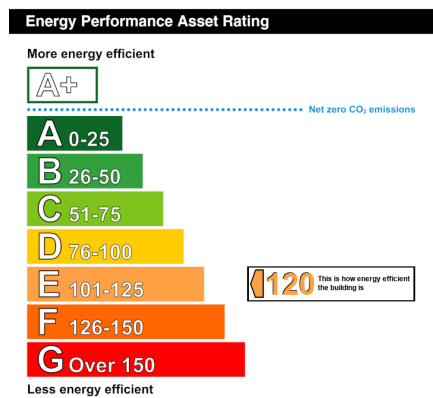
**TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.**

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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**Receptions:** 3  
**Council Tax:** Band A  
**Parking Types:** On Street. Permit.  
**Heating Sources:** Electric.  
**Electricity Supply:** Mains Supply.  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Level access.



Here at Property Cafe Limited we believe in full transparency and with the introduction of the Material Information Act, under the guidance of the 'National Trading Standards Estate and Lettings Agency Team' (NTSEALAT), 'Estate Agents Act 1979' and the 'Property Misdescription Act 1991', Every care has been taken to be as transparent and forthcoming with information described by the Act's in relation to the property and it's particulars.

- Commercial premises to let.
  - Town centre location.
  - Electric Heating
  - Large shop front
- Partial double glazing and electric heating

- Good size rear office.
- Large basement with electric.
  - Fitted Kitchen
  - Staff toilet room.
- Available now on a long let.