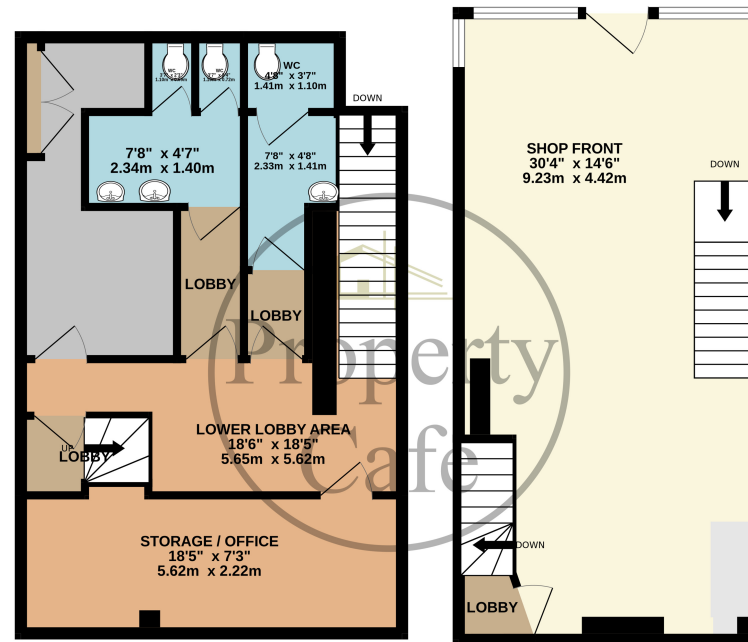




37 St Leonards Road , Bexhill On Sea, East Sussex, TN40 1HP
Spacious Split Level Commercial Shop Premises In Busy Town Centre Location £150,000

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 misstatement. 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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A Spacious Split Level Shop For Sale On 125 Year Lease (£150,000 Or Near Offer) * Or To Buy On Long Lease (Or Indeed Yearly Let @ 12,500 Per Anum) * Excellent Trading Space & Potential * Sought After & Busy Town Centre Location With Ample Passing Trade * A Spacious & Bright Trading Space With Stairs Down To A 'Lower Level' Offering Additional Versatile Space * A Fully Refurbished Shop In Ready To Trade Condition * Lower Level Offering Excellent Office / Storage Space * Flexible Terms & Long Lease Available * Purchase @ 125 Year Lease (£150,000 O.I.R.O) Or Rental Option @£12,500 Per Anum (Flexible Lettings Terms Available) * Call Our Sales Team On 01424 224488

Location : The Shop is walking distance of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need daily, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.



A Spacious Split Level Shop For Sale Or Let * Available To Buy On Long Lease (Or Indeed Yearly Let @ 12,500 Per Anum) * Excellent Trading Space & Potential * Sought After & Busy Town Centre Location With Ample Passing Trade * A Spacious & Bright Trading Space With Stairs Down To A 'Lower Level' Offering Additional Versatile Space * A Fully Refurbished Shop In Ready To Trade Condition * Lower Level Offering Excellent Office / Storage Space * Flexible Terms & Long Lease Available * Purchase @ 125 Year Lease (£150,000 O.I.R.O) Or Rental Option @£12,500 Per Anum (Flexible Lettings Terms Available) * Call Our Sales Team On 01424 224488

- 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 Anum
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