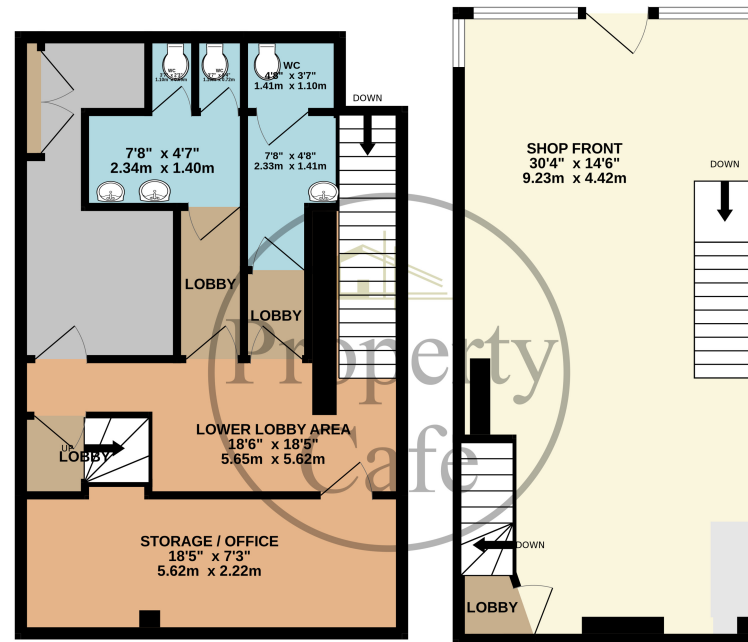




37 St Leonards Road , Bexhill On Sea, East Sussex, TN40 1HP  
£12,500

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.  
Made with Metropix ©2024



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. Internally the property offers bright and spacious accommodation and in brief comprises a spacious shop frontage with large window displays and stairs descending to the basement with ample storage opportunities or would make for excellent offices and multiple toilet cloakrooms/wash rooms. The shops has recently been refurbished and is being offers on flexible lease terms. The premisis is rated for E class businesses and has a rateable value of £5,100 from 1st April 2023 to present. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.



Here at Property Cafe Limited we believe in full transparency and with the introduction of the Material Information Act 2024 under the guidance of the 'National Trading Standards U.K' (NTSUK), '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 as displayed here in the marketing text, with further information regarding the local authority tax, any applicable utilities, parking, coalfield, mining, flood risk, erosion, accessibility and adaptations, available upon explicit request and further information regarding the availability of broadband and mobile service can be found here; [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

- Commercial property to let.
  - Large shop frontage.
- Basement level offering ample storage/office space.
  - 'E' class useage rating.
  - Newly refurbished.
- Arranged over two floors.
- In the heart of Bexhill town centre.
  - Available now.
  - Flexible lease terms.
  - High footfall area

[www.propertycafe.co](http://www.propertycafe.co)



01424 224488