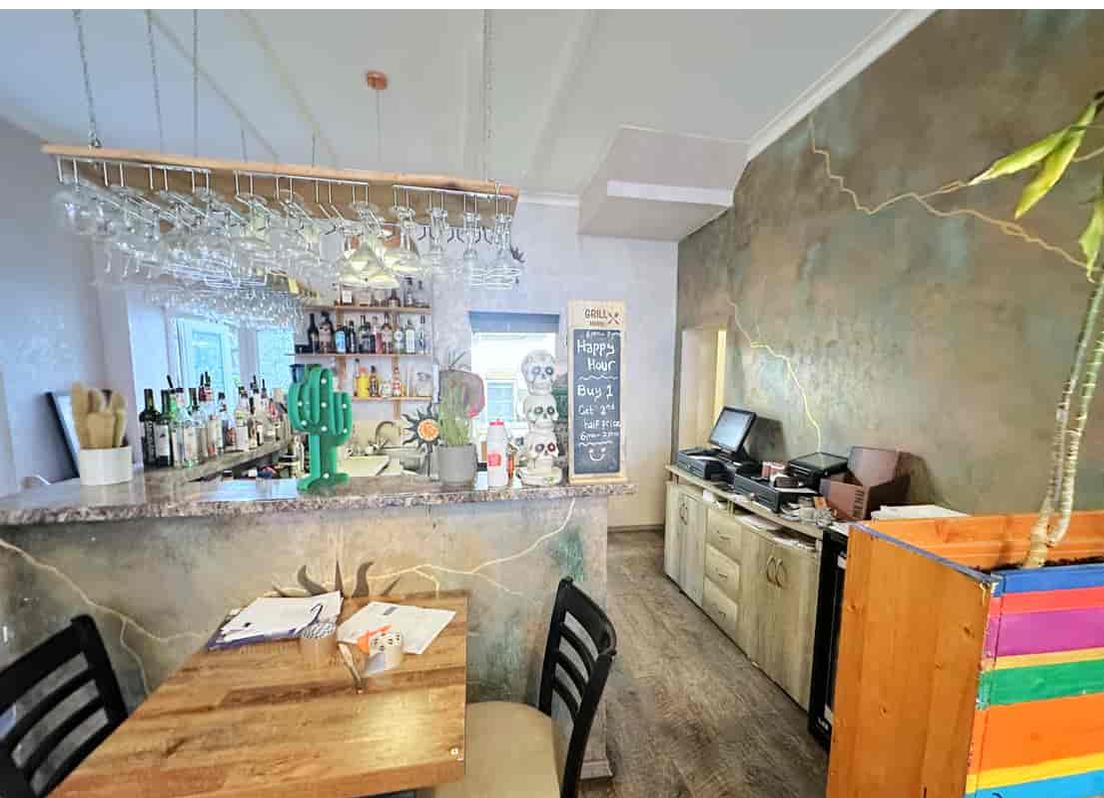




46 Sackville Road, Bexhill-on-Sea, East Sussex, TN39 3JE
£12,000





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 setup for a restaurant and in brief comprises a spacious dining floor with large window display, a very spacious rear garden with excellent potential, a good size kitchen, cloakroom toilet with additional boiler cupboard and cloakroom shower. Stairs descending to the basement offers a very spacious food prep room and a large storage space or office. Additionally the property is rated for 'E' Class usage and is being offered on a full repairing and insuring lease which will be prepared by the landlord's solicitors and the incoming tenant will be responsible for the landlord's legal fees (approximately £3,000). The current rateable value (1 April 2023 to present) £7,500. with a future rateable value (from 1 April 2026) £6,700.

£12,000.00 per annum

1 months rent paid in advance

References required bank & trade- will be verified by our solicitors

3 months security deposit

Full repairing and insuring lease- min 10 years- legal fees to be paid by new tenant. Approx cost of legal fees 3k plus vat.

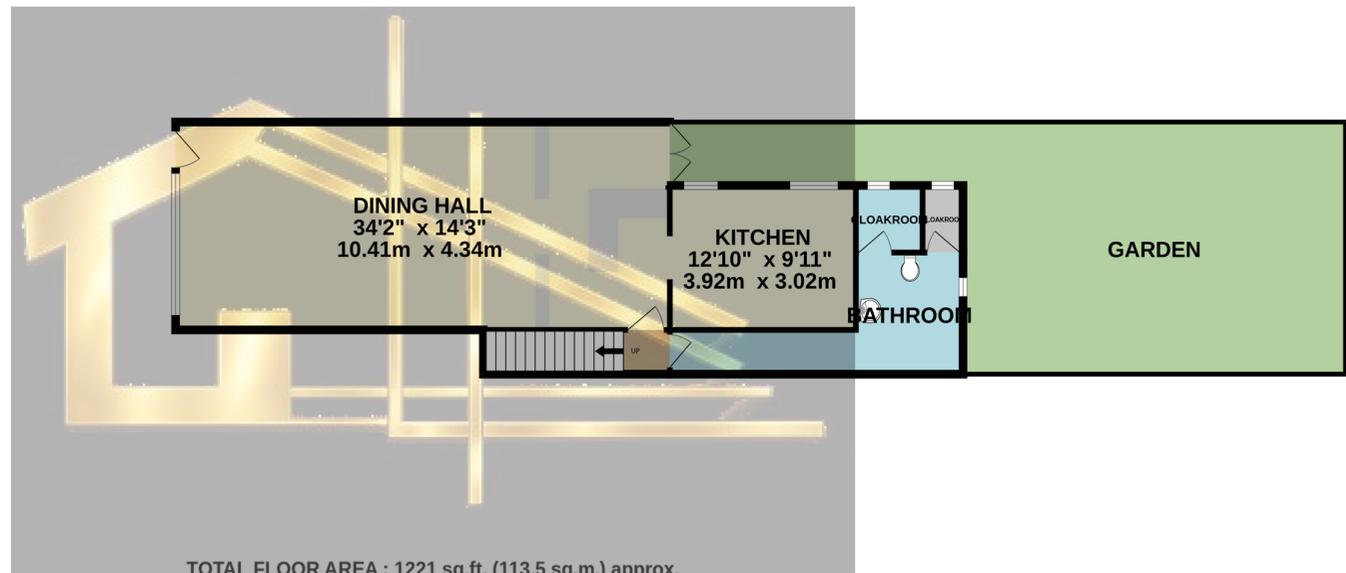
For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.



BASEMENT
434 sq.ft. (40.3 sq.m.) approx.



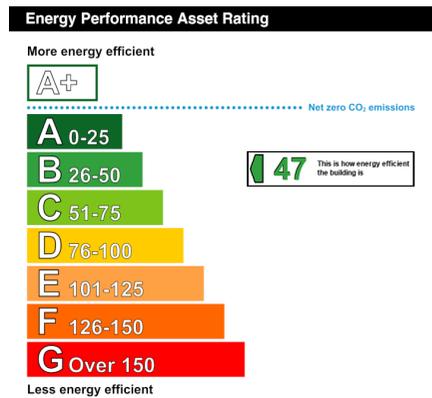
GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.5 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
Parking Types: On Street.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: None.





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. All information was provided in good faith by third parties and is therefore subject to change.

- Shop/Restaurant to let.
 - 'E' Class usage.
 - Spacious dining floor
 - Spacious food prep room.
 - Large office/storage room.
- Cloakroom toilet.
 - Spacious rear garden with potential.
 - Offered on a full repairing and insuring lease
 - 3 month security deposit required*
 - Future rateable value (from 1 April 2026) £6,700.