



The Sussex Exchange

Queensway Avenue South, St Leonards-on-Sea, East Sussex TN38 9AG

Two-storey **mixed-use**
hospitality venue

For sale or to let



Overview

The Sussex Exchange is a striking, 9,046 sq ft (840.5 sq m) mixed-use hospitality facility in St Leonards-on-Sea, East Sussex.

Opened in 2012 as a restaurant, bar, conference centre and small cinema, it's an eco-friendly building ranging over two floors and is suitable for a wide range of uses.

On a 1.6-acre site, it comes with 67 parking spaces plus extensive outdoor terraces. And it has stunning views – from inside and out – over the ancient woodland of the Marline Valley.

The Sussex Exchange has proved a popular venue amongst local people for both business and pleasure uses and is available immediately to buy or let.

www.seachangesussex.co.uk/sussexexchange

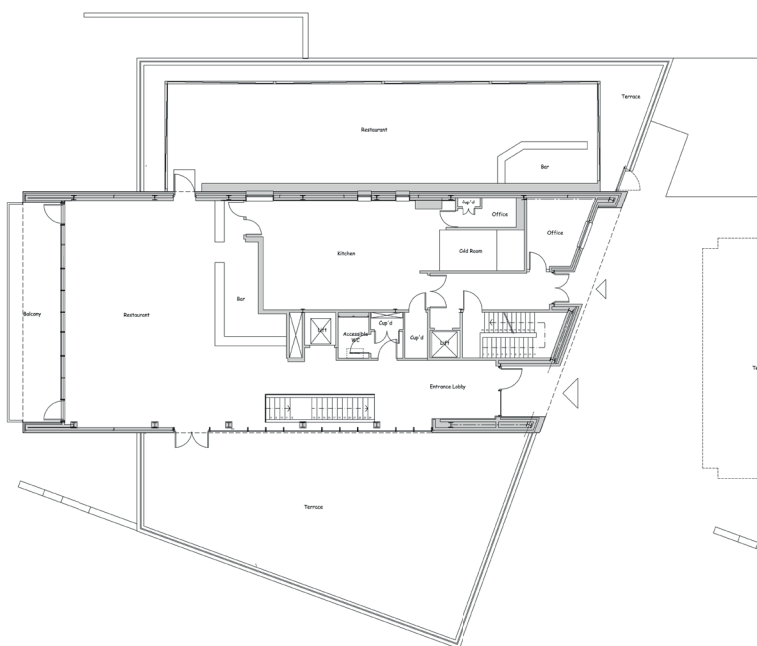
www.dyerandhobbis.com

Summary

- Bar & restaurant
- 9,046 sq ft (840.5 sq m)
- Scenic countryside views
- Upper and lower outdoor terraces
- 67 car parking spaces
- Suitable for a wide range of uses including leisure, hospitality & office

Areas

Upper floor	Size
Former bar & restaurant	2,901 sq ft (269.5 sq m)
Kitchen	759 sq ft (70.5 sq m)
Offices/stores	188 sq ft (17.5 sq m)
Lower floor	Size
Former bar/nightclub	1,685 sq ft (156.6 sq m)
Reception area	916 sq ft (85.1 sq m)
Cinema	771 sq ft (71.6 sq m)
Offices/stores	1,710 sq ft (158.9 sq m)
Kitchen	116 sq ft (10.8 sq m)



Upper floor plan



Lower floor plan





Location

The Sussex Exchange
Queensway Avenue South
St Leonards-on-Sea
East Sussex
TN38 9AG

The Sussex Exchange is 3.5 miles from Hastings town centre on the main Queensway road, near the junction with the new Combe Valley Way which connects Hastings to Bexhill and, beyond that, Eastbourne and Brighton.

It's close to several business estates and residential areas and has formerly attracted both business and leisure customers.

Hastings & St Leonards

The historic coastal towns of Hastings & St Leonards-on-Sea have a residential population of around 90,000 and are a popular destination for visitors.

They're approximately 55 miles south-east of London and 16 miles east of Eastbourne, reached by road via the A21 from London and the M25 and via rail from London, Brighton and Ashford.

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Further information & viewings

The Sussex Exchange is available immediately:

For sale for £1.2 million + VAT, on a 999-year lease
from 2008 with a peppercorn ground rent

Or to let on terms to be agreed at £100,000 + VAT
per annum

Enquiries

For enquiries or to book a viewing, contact:

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