



## **1 Cantelupe Road**

Bexhill-on-Sea, TN40 1JG

**Well-presented ground floor  
commercial premises in  
Bexhill town centre, offering  
multiple treatment rooms to  
Let**

**1,101 sq ft**  
(102.29 sq m)

- Nearby Town Centre
- Off-Street Car Parking
- 2 Bay Garage
- Gardens Front & Rear

# 1 Cantelupe Road, Bexhill-on-Sea, TN40 1JG

## Summary

Available Size	1,101 sq ft
Rent	£21,000 per annum £1,750 pcm
Rateable Value	£9,400 Current rateable value (1 April 2023 to present)
Car Parking	Bay garage and off-street car parking
EPC Rating	E

## Description

Oldfield Smith are pleased to launch to market this 3 storey mixed use building to the market. We are offering a ground floor arranged as 3 surgery rooms, some air conditioned, centrally heated, together with kitchen/staff room, stores, comms room and decontamination room, having a net internal area of 102.7 sq m (1,101 sq ft). There is residential (not included) above.

There is a useable basement used for storage and housing a gas boiler, as well as externally a 2 bay garage, gardens to front and rear and off-street car parking.

The premises is available by way of a new lease to be negotiated. Available immediately.

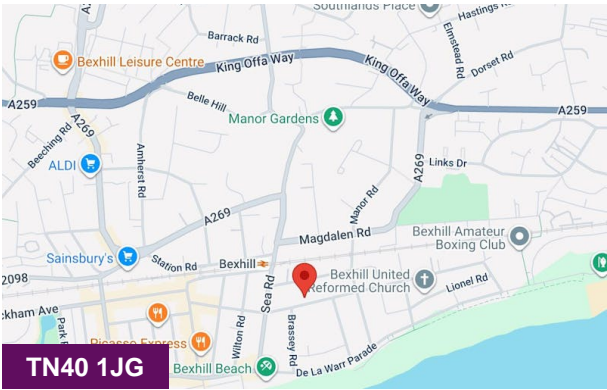
The premises benefits from E class planning use, which encompasses a wide range of uses including retail, café, service based businesses, leisure, education and medical. Other uses may also be considered upon application.

Rent - £21,000 per annum exclusive, with limited other outgoings.

The property is also available for sale on a Freehold basis, by way of separate listing.

## Location

Prominently located in Cantelupe Road, close to Bexhill town centre.



## Viewing & Further Information



**Alex Roberts**  
01825 762 222 | 07795 212 798  
alex@oldfield-smith.co.uk



**Hannah Murphy**  
01825 762222  
hannahm@oldfield-smith.co.uk