



33-35 Sedlescombe Road North, St Leonards on Sea, TN37 7DA

An Investment of two retail units and two maisonettes For Sale in Silverhill

- Current rental income £42,650pa
- 2x Retail Units
- Call for an appointment to view
- For Sale at £460,000 Freehold
- 2x Maisonettes
- Busy retail parade

Summary

Available Size	1,311 sq ft
Price	£460,000
Business Rates	To be confirmed
EPC Rating	D (57)

Description

The property comprises two individual retail units and two self-contained maisonettes above. The maisonettes are accessed via a separate communal ground floor entrance. The maisonettes were fully refurbished in 2019 and a new fire alarm system has recently been installed.

- 33a has two bedrooms, kitchen/dining room, Lounge and bathroom.
- 35a has three bedrooms, kitchen/dining room, Lounge and bathroom.

Internal photographs of the maisonettes are available on request.

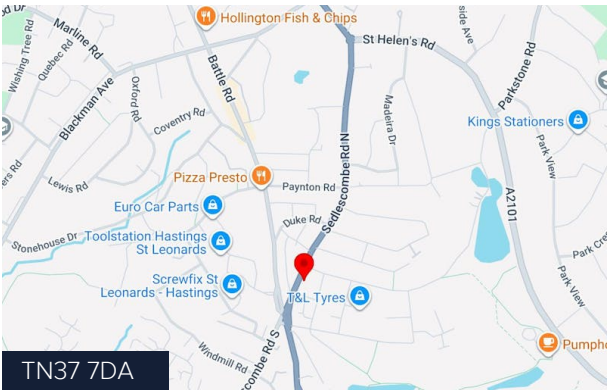
Location

The property is located in the busy retail parade of Silverhill within St Leonards on Sea. Hastings town centre is a short distance to the south. Asda supermarket is located across the street.

Terms

The Investment is available For Sale at £460,000 Freehold.

- Shop 33 is let on a lease expiring June 2027 at a rent of £7,000pa
- Shop 35 is let on a lease expiring June 2027 at a rent of £12,250pa
- Maisonette 33a is let at £10,800pa
- Maisonette 35a is let at £12,600pa



Viewing & Further Information



Alex Hobbis
01424 423 626
ahobbis@dyerandhobbis.com

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