



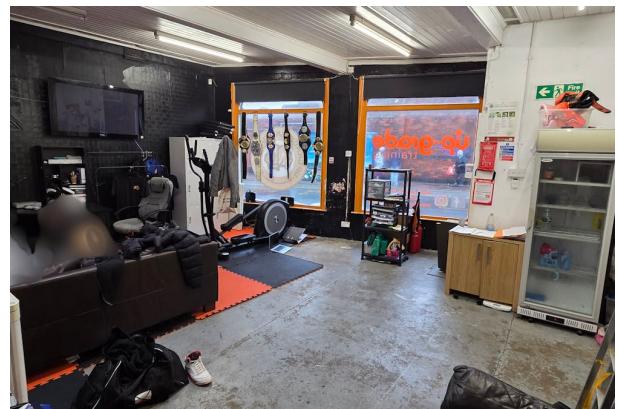
20 Endwell Road, Bexhill-on-Sea, TN40 1EA

INVESTMENT FOR SALE NEXT TO BEXHILL STATION

- Freehold - Offers in excess of £170,000
- Next to Bexhill Railway Station
- Prominent frontage
- Fully occupied with an expiry date of 13th July 2028

Summary

Available Size	1,340 sq ft
Price	Offers in excess of £170,000
Rates Payable	£2,794.40 per annum This property qualifies for small business rates relief. The rateable value is set to rise to £7,800 from 1st April 2026.
Rateable Value	£5,600
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E (107)



Description

Retail space over ground floor and basement. The ground floor comprises a sales area to the front, with a further space to the rear and W/C. The basement comprises storage space. There is side access for deliveries.

The space is currently occupied as a Martial Arts centre throughout.

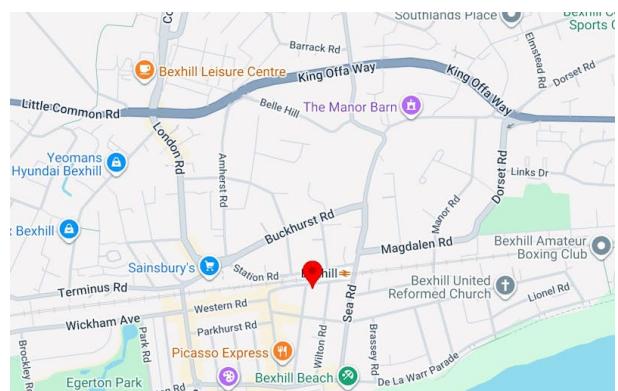
Location

The property is situated on the southern side of Endwell Road, in between the junctions intersecting Sea Road and Wilton Road in Bexhill-on-Sea. Bexhill railway station is just north of the subject with the De La Warr to the south. Nearby occupiers include Best Tile Boutique, USA Fried Chicken, Talbot Associates, The Post Office, in addition to an array of local and national occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,019	94.67
Basement	321	29.82
Total	1,340	124.49



Terms

The Freehold is available to purchase with offers invited in excess of £170,000.

The property is fully tenanted for a period ending 13th July 2028. There is a Rent Review due in July 2026 which is current in negotiations.

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.

Viewing & Further Information

Jack Bree MRICS

01323 302333
jack@breeprenton.co.uk

Anton Bree FRICS

01323 302333
anton@breeprenton.co.uk

Energy performance certificate (EPC)

20 Endwell Road
BEXHILL-ON-SEA
TN40 1EA

Energy rating

E

Valid until:

14 November 2029

Certificate
number:

0790-0931-0389-2799-5096

Property type **B1 Offices and Workshop businesses**

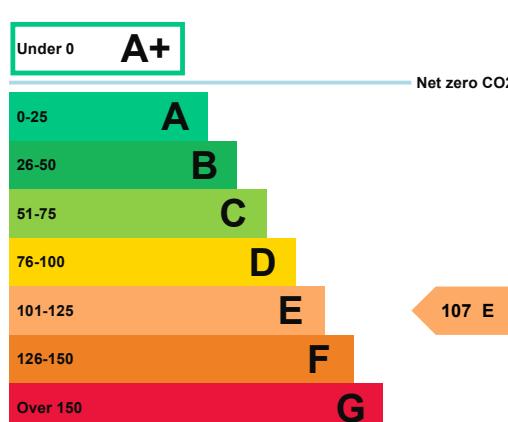
Total floor area **132 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 B

If typical of the existing stock

92 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	50.43
Primary energy use (kWh/m ² per year)	298

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9990-9935-0481-0770-9020\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Leigh Hitchens
Telephone	01403 288755
Email	leigh.hitchens@coral-energy.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019186
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Coral Energy Limited
Employer address	The Chimes, 175 Manor Fields, Horsham, West Sussex RH13 6SG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 November 2019
Date of certificate	15 November 2019