

**395-397 London Road, St. Leonards-on-Sea, TN37
6PH**

A Restaurant/Retail opportunity in St Leonards on Sea

- Former Bank premises
- Silverhill shopping parade location
- Available now
- To Let at £19,500 pa
- Call for an appointment to view
- Planning permission granted for restaurant use

Summary

Available Size	2,453 sq ft
Rent	£19,500 per annum
Rateable Value	£18,500
EPC Rating	E (112)

Description

The property is available with full vacant possession having the benefit of a former bank with planning permission for a change of use to (Class E) Cafe / restaurant.

Location

The property is located in the popular Silverhill shopping parade a short distance north of Hastings town centre. Nearby occupiers include Asda supermarket, One Stop, and other local retail and take away occupiers.

Accommodation

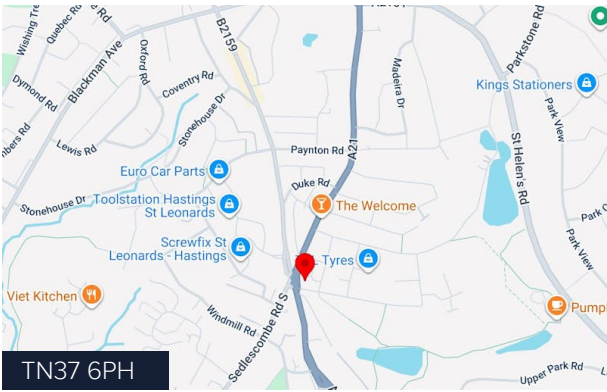
The accommodation comprises of the following

Name	sq ft	sq m
Ground - Sales Area	1,445	134.24
Ground - Safe Rooms	361	33.54
Ground - Office	325	30.19
Ground - Staff Rooms	196	18.21
Mezzanine - Stores	126	11.71
Total	2,453	227.89

Terms

The property is available To Let via a new lease by negotiation at a rent of £19,500pa

Ingoing tenant to contribute towards Landlords reasonable legal costs.



Viewing & Further Information



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