



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

An Investment/Redevelopment opportunity in St Leonards on Sea

- Former Bank premises
- Rear off road parking area
- Ideal for refurbishment or redevelopment
- 2x vacant flats above
- For Sale at £375,000 Freehold
- Silverhill shopping parade location

Summary

Available Size	2,453 sq ft
Price	£375,000 Freehold
Rateable Value	£15,750 Flat Council Tax bands tbc
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property is available with full vacant possession having the benefit of a former bank on the ground floor with 2x 2 bedroom maisonettes above. The property could be split further or redeveloped at the rear.

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

Upper Part

- 5 Strood Road - 2 Bedroom maisonette
- 7 Strood Road - 2 Bedroom maisonette

Both flats have rear external access



Viewing & Further Information



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