

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

An Investment/Redevelopment opportunity in St Leonards on Sea

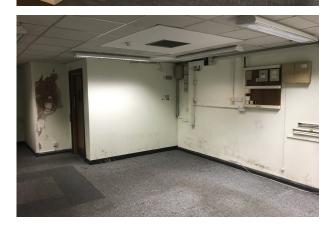
- Former Bank premises
- Rear off road parking area
- Ideal for refurbishment or redevelopment

- 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

# Balman Grill Silverdale Primary Academy Silverdale Primary Academy Power Bary Silverdale Primary Academy Advantage Advantage Silverdale Primary Academy Advantage Advant



#### **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

### Viewing & Further Information



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More properties @ dyerandhobbis.com

#### **Upper Part**

5 Strood Road - 2 Bedroom maisonette

7 Strood Road - 2 Bedroom maisonette

Both flats have rear external access





















