

TO LET

**LARGE RETAIL UNIT ON MAIN THOROUGHFARE
994.15 SQ M (10,701 SQ FT)**

53-57 Devonshire Road, Bexhill-on-Sea, TN40 1BD



Summary

Available Size	10,702 sq ft
Rent	£62,500 per annum exclusive
Business Rates	A Rateable Value of £65,000 with a UBR of 55.5 p in £.
EPC Rating	Upon enquiry

Location

Prominently situated on Devonshire Road, a key thoroughfare in the heart of Bexhill-on-Sea’s town centre. This road forms part of the town’s main shopping district and benefits from high levels of pedestrian traffic. Nearby occupiers comprise a mixture of national and independent retailers, along with a range of cafes and local services, such as Iceland, Vision Express and Cavells.

Bexhill is a popular seaside town in East Sussex, located approximately 5 miles west of Hastings and 13 miles east of Eastbourne. It benefits from good transport links, with Bexhill train station being a short walk away from the property and offering services to London Victoria and beyond.

Description

This large, mid terrace retail unit, comprises a ground floor, first floor and basement, access is provided via either an internal staircase or lift.

The shop benefits from a large glazed frontage, suspended ceilings and a mixture of fluorescent light panels and down lights throughout. It is currently configured to provide an open plan retail space, but would lend itself well to a variety of different uses, subject to any required planning permission being granted.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	4,715	438.04
First Floor	2,423	225.10
Basement	3,563	331.01
Total	10,701	994.15

Lease

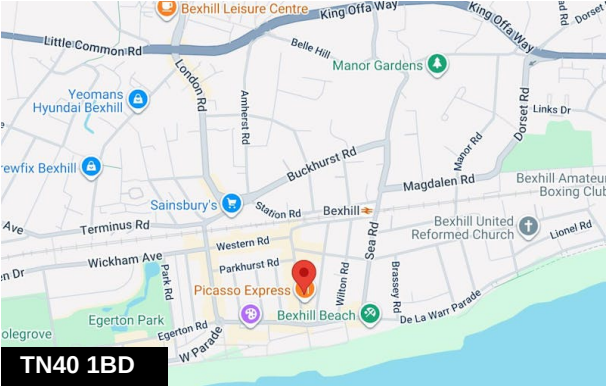
A new lease is available on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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