



38 Kings Road, St. Leonards-on-Sea, TN37 6DX

A ground floor lock up shop in central St Leonards

- Kings Road location
- Use class E
- Available now
- To Let at £13,500pa
- Close to St Leonards mainline railway station
- Call for an appointment to view

Summary

Available Size	595 sq ft
Rent	£13,500 per annum
Rateable Value	£6,400
EPC Rating	E (108)

Description

This ground floor lock up retail unit offers a glazed aluminium shop front with two entrance doors leading to a mainly open plan retail area with store and WC to the rear.

Location

The property is located in Kings Road, St Leonards on Sea, a short distance from the mainline railway station to the North and St Leonards seafront to the South.

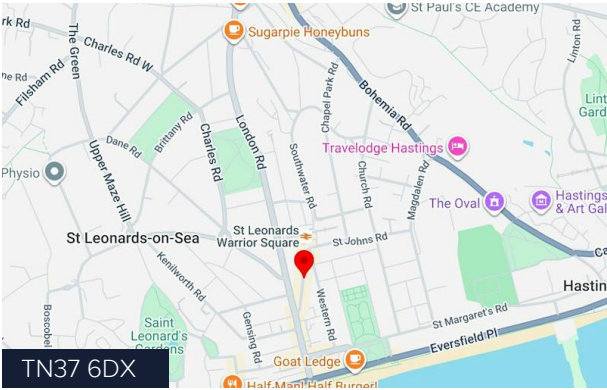
Accommodation

Description	sq ft	sq m
Sales Area	432	40.13
Staff Area	163	15.14
Cloakroom	-	-
Total	595	55.27

Terms

The property is available by way of a new lease by negotiation at a rent of £13,500 p.a.

VAT may be payable.



Viewing & Further Information



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