



1 Cantelupe Road

Bexhill-on-Sea, TN40 1JG

**Well-presented ground floor
commercial premises in
Bexhill town centre, offering
multiple treatment rooms to
Let**

1,101 sq ft
(102.29 sq m)

- Nearby Town Centre
- Off-Street Car Parking
- 2 Bay Garage
- Gardens Front & Rear

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Summary

| | |
|----------------|--|
| Available Size | 1,101 sq ft |
| Rent | £21,000 per annum £1,750 pcm |
| Rateable Value | £9,400 Current rateable value (1 April 2023 to present) |
| Car Parking | Bay garage and off-street car parking |
| EPC Rating | E |

Description

Oldfield Smith are pleased to launch to market this 3 storey mixed use building to the market. We are offering a ground floor arranged as 3 surgery rooms, some air conditioned, centrally heated, together with kitchen/staff room, stores, comms room and decontamination room, having a net internal area of 102.7 sq m (1,101 sq ft). There is residential (not included) above.

There is a useable basement used for storage and housing a gas boiler, as well as externally a 2 bay garage, gardens to front and rear and off-street car parking.

The premises is available by way of a new lease to be negotiated. Available immediately.

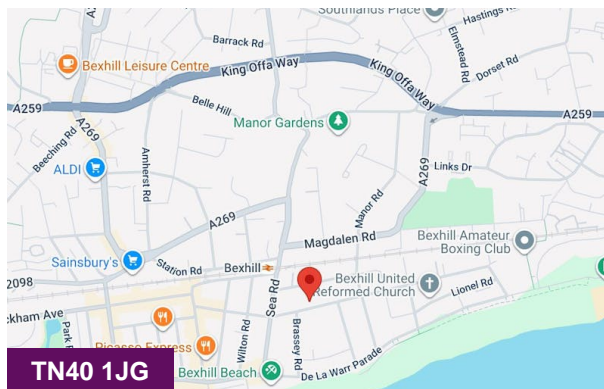
The premises benefits from E class planning use, which encompasses a wide range of uses including retail, café, service based businesses, leisure, education and medical. Other uses may also be considered upon application.

Rent - £21,000 per annum exclusive, with limited other outgoings.

The property is also available for sale on a Freehold basis, by way of separate listing.

Location

Prominently located in Cantelupe Road, close to Bexhill town centre.



Viewing & Further Information



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