



3, 5 & 7 Sedlescombe Road North, St. Leonards-on-Sea, TN37 7DA

Substantial Freehold Retail Investment and Development Block For Sale

- Total current income £89,250 pa
- ERV after outstanding rent reviews £101,000 pa
- Development potential
- Businesses Unaffected
- £1,150,000 Freehold
- Commercial elements over approximately 6,810 sq ft
- Currently let as three retail units with self contained uppers

Summary

Available Size	6,810 sq ft
Price	£1,150,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Rarely available investment/development block located on busy intersection in St Leonards-on-Sea. Front and rear access available as well as scope to enhance uses within the property including additional flats.

Location

The property is situated within the Silverhill shopping parade which serves the major part of north St Leonards, with nearby occupiers including a BP Service Station, various independent retailers and an Asda Supermarket which provides good parking.

Hastings town centre is a short distance to the south.

Accommodation

The commercial accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	No. 3 Hot Food Takeaway	791	73.49
Ground	No. 5 Hot Food Takeaway	727	67.54
Ground	No. 7 Retail	2,572	238.95
Ground	No. 7 Storage	981	91.14
1st	No. 7 Storage	1,739	161.56
Total		6,810	632.68

Viewings

Viewings strictly by prior appointment with the sole agents.

Terms

The property is available for sale Freehold at £1,150,000

VAT is not payable.



Viewing & Further Information



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