



## 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

<b>Available Size</b>	6,810 sq ft
<b>Price</b>	£1,150,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	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
<b>Total</b>		<b>6,810</b>	<b>632.68</b>

## 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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