



1 Sedlescombe Road North, St. Leonards-on-Sea, TN37 7DA

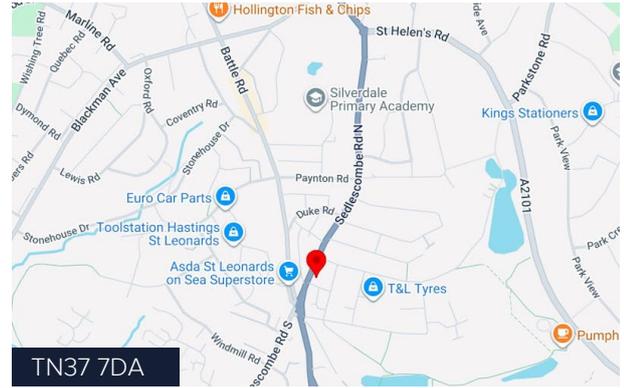
A retail unit in Silverhill either To Let or For Sale

- For Sale at £210,000 Freehold
- Two storey retail unit
- Call for an appointment to view
- To Let at £15,000pa
- Silverhill shopping parade
- Available with vacant possession

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Summary

| | |
|-----------------------|--|
| Available Size | 647 to 1,378 sq ft |
| Rent | £15,000 per annum |
| Price | £210,000 |
| Rateable Value | £11,500 |
| EPC Rating | EPC exempt - EPC has been commissioned, will be available in less than 28 days |



Description

This two storey retail unit offers a ground floor retail area with small tea point to the rear as well as a rear access. The staircase leads to a first floor level with open plan store area, office and WC.

Location

The property is situated within the Silverhill shopping parade which serves the major part of north St Leonards, with nearby occupiers including 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 accommodation comprises the following areas:

| Name | sq ft | sq m |
|----------------|--------------|---------------|
| Ground - Sales | 731 | 67.91 |
| 1st - Stores | 647 | 60.11 |
| Total | 1,378 | 128.02 |

Terms

The property is available For Sale at £210,000 Freehold or To Let at £15,000pa via a new lease by negotiation.

VAT may be payable.



Viewing & Further Information



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