



64 Ninfield Road, Bexhill-on-Sea, TN39 5BB

A former café in the heart of Sidley town centre

- Corner location
- Former Cafe
- Available now
- To Let at £10,000pa
- Ideal for other uses
- Call for an appointment to view

Summary

Available Size	477 sq ft
Rent	£10,000 per annum
Rateable Value	£6,700
EPC Rating	C (59)

Description

This corner retail/café unit offers good visibility from the main retail route through Sidley town centre. Formerly trading as a café it offers a mainly open plan unit with a single WC to the rear.

Location

The property is located on Ninfield Road within Sidley town centre. The property benefits from a corner location with nearby occupiers including local retailers and café operators. Bexhill town centre is a short distance to the south with Hastings being located along the A259 to the east.

Accommodation

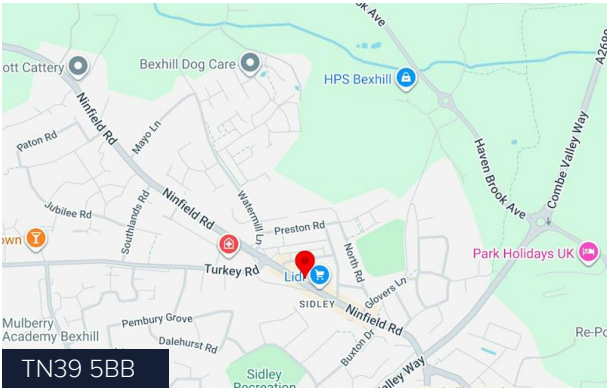
The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Cafe	477	44.31
Total	477	44.31

Terms

The property is available To Let via a new lease by negotiation at a rent of £10,000pa.

VAT may be payable.



Viewing & Further Information



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