



Ground Floor and Basement

45 Devonshire Road, Bexhill, TN40 1BD

**Lock up retail unit, with
basement, in town centre
location**

1,565 sq ft
(145.39 sq m)

- Prime High Street retail unit
- Former bank with spacious, open-plan ground floor
- Close proximity to Bexhill seafront, railway station and public car parking
- To be refurbished and reconfigured
- Upper floors available by way of separate negotiation, if required

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Summary

Available Size	1,565 sq ft
Rent	£20,000 per annum
Business Rates	RV – To be re-assessed/split
EPC Rating	D

Description

Oldfield & Smith are pleased to bring to market 45 Devonshire Road, a well-positioned retail shop on the high street, close to Bexhill-on-Sea town centre.

The property occupies a prominent and highly visible position on an established high street, surrounded by a mix of national retailers and independent businesses.

Arranged over a ground floor and basement, the property was most recently used as a banking hall and offers a flexible layout suitable for a range of commercial uses, subject to any necessary consents. The ground floor provides a large open-plan space with good natural light, creating a practical and welcoming trading area.

The property is due to be refurbished and possibly re-configured, once the current vacates and subject to the ingoing tenant's requirements. There may be the opportunity to include the upper floors, by negotiation.

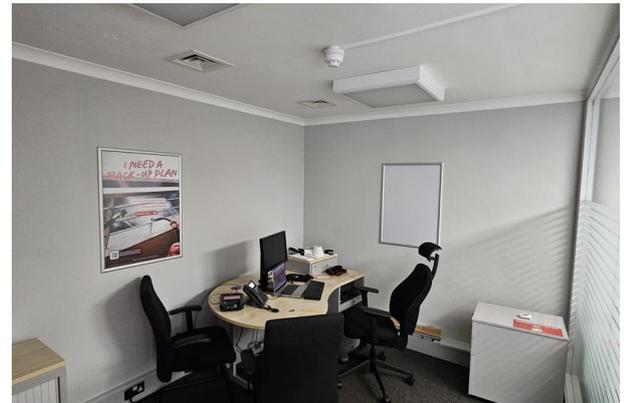
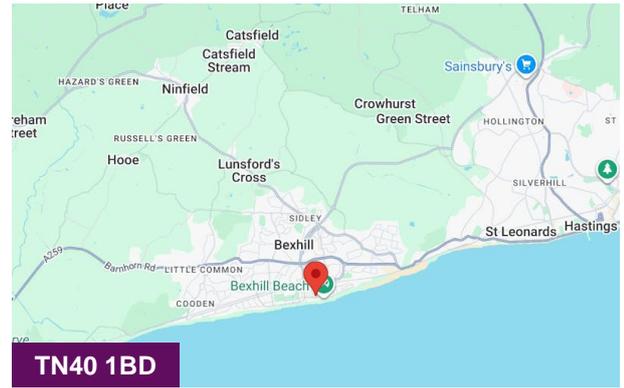
Location

The property is conveniently situated within easy walking distance of Bexhill seafront, the railway station and public car parks, ensuring excellent accessibility for staff and customers alike.

Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m
Basement	423	39.30
Ground	1,142	106.10
Total	1,565	145.40



Viewing & Further Information



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