



## 134 London Road, St. Leonards-on-Sea, TN37 6LT

A lock-up ground floor retail unit with substantial retail frontage

- Main road location
- Corner property
- Retail use
- To Let at £14,000pa
- Available now
- Call for an appointment to view

Summary

Available Size	1,278 sq ft
Rent	£14,000 per annum
Rateable Value	£14,500 From April 2026
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

This ground floor retail premises offers a good sized retail area to the front with dual aspect retail frontage along with some rear storage/office area and small tea point and WC. There is also a small rear courtyard area.

Location

The property is situated on this main route from St Leonards town centre leading to the A21 to the North. The unit is located on a prominent corner position and is close to the retail centres of St Leonards to the South, Silverhill and Bohemia to the North.

Accommodation

The accommodation comprises the following areas:

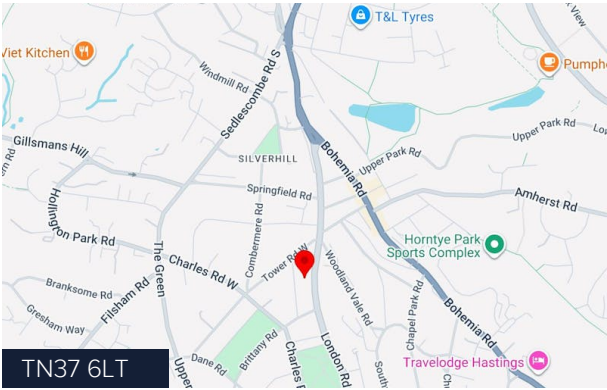
Name	sq ft	sq m
Ground - Sales Area	992	92.16
Ground - Store/Office	205	19.05
Ground - Store	81	7.53
Total	1,278	118.74

Terms


The property is available To Let via a new lease by negotiation at a rent of £14,000 p.a.

VAT may be payable.

Ingoing tenant to contribute towards landlords reasonable legal costs.



Viewing & Further Information



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