



## 49 Marina, Bexhill On Sea, TN40 1BQ

A former estate agents office located directly on Bexhill seafront

- Seafront location
- Former Estate Agents office
- Available due to relocation
- To Let at £9,000pa
- Rear office/Store
- Call for an appointment to view

## Summary

<b>Available Size</b>	762 sq ft
<b>Rent</b>	£9,000 per annum
<b>Rateable Value</b>	£7,300
<b>EPC Rating</b>	C (72)

## Description

This former estate agents located on Marina. The property offers a main office at the front with part timber panelled walls and a rear office/store room. There is also a WC to the rear.

## Location

The property is located on Marina which is the main seafront road in Bexhill. The parade includes pub, restaurant and take away traders and it is a short walk from the main town centre and railway station.

## Accommodation

The accommodation comprises the following areas:

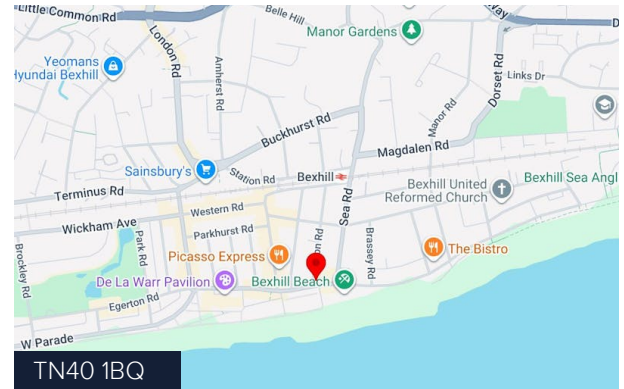
Name	sq ft	sq m
Ground - Sales/Office	548	50.91
Ground - Rear Office/Store	214	19.88
<b>Total</b>	<b>762</b>	<b>70.79</b>

## Terms

The property is available by way of a new lease by negotiation at a rent of £9,000pa

Ingoing tenant to contribute towards Landlords reasonable legal costs.

VAT may be payable.



## Viewing & Further Information



**Alex Hobbis**

01424 423 626

ahobbis@dyerandhobbis.com

**More properties @ [dyerandhobbis.com](http://dyerandhobbis.com)**