



## 40A Marina, St Leonards On Sea, TN38 0BU

A Seafront former Café premises available as an Investment.

- Seafront location
- Currently let at £8,500pa
- Former Cafe use
- For Sale at £80,000 Leasehold
- Grade II Listed Building
- St Leonards on Sea

## Summary

<b>Available Size</b>	614 sq ft
<b>Price</b>	£80,000
<b>Rateable Value</b>	£5,500
<b>EPC Rating</b>	EPC exempt - Listed building

## Location

The property forms part of this Grade II Listed parade with covered colonnade to the front. The parade overlooks St Leonards seafront and the main A259 South Coast Trunk Road, giving access to Hastings town centre and Old Town to the east, Bexhill and Eastbourne towards the west.

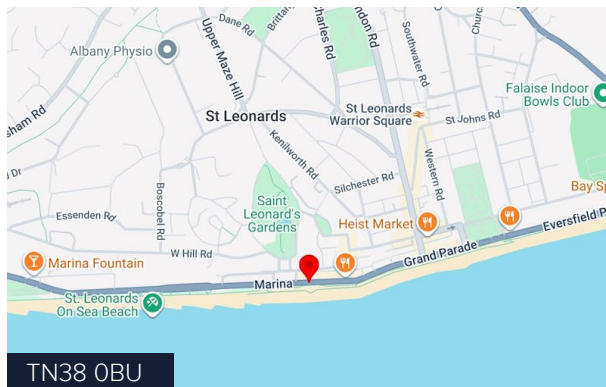
## Terms

The property is For Sale at £80,000 Leasehold.

We understand the property is held on a 99 Year lease from 1 February 1982 with a current Ground Rent payable of £50 per annum.

## Terms of the Sub Lease

The property is currently let via a tenancy expiring 13 September 2026 a rent of £8,500 per annum.



## Viewing & Further Information



**Alex Hobbis**

01424 423 626

ahobbis@dyerandhobbis.com

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