

PROMINENT CLASS E FREEHOLD FOR SALE BEXHILL-ON-SEA 9 DEVONSHIRE ROAD

Description

Bexhill-on-Sea is a seaside town and civil parish located in the county of East Sussex in South East England. An ancient town and part of the local government district of Rother, Bexhill is home to a number of archaeological sites, a Manor House in the Old Town, an abundance of Edwardian and Victorian architecture.

The subject property is located on a prominent pitch on the northern end of Devonshire Road. Nearby retailers include **Holland & Barrett, Vodafone, Boots, Co-op, F.Hinds** and a number of independent retailers.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with basement, first and second floors providing the following approximate areas:

Ground Floor Sales	1,767 sq. ft.	(164.16 sq. m)
Ground Floor Ancillary/Storage	155 sq. ft.	(14.40 sq. m)
First Floor Ancillary	1,023 sq. ft.	(95.04 sq. m)
Second Floor Ancillary	881 sq. ft.	(81.85 sq. m)
Basement Ancillary	855 sq. ft.	(79.43 sq. m)
Total	4,681 sq. ft.	(435 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£380,000**.

** In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£43,000
UBR (23/24)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of D 86. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

In partnership with:



