

**22a Wilton Road, Bexhill-On-Sea, TN40 1HX**  
**£500 PCM**

## 22a Wilton Road, Bexhill-On-Sea, TN40 1HX

Small retail unit to Let in Bexhill Town Centre, close to the station and seafront. The premises consists of one main room with raised area to the rear of the shop an a separate kitchen and bathroom.

### FEES

The ingoing tenant will pay a referencing fee of £180 inc VAT per person or company.

Once successful, the tenant will then pay the lease fee of £600 inc VAT.

### LEASE TERMS

The premises are by way of a new full repair and insuring lease. The in-going tenant will be responsible for a fair proportion towards the buildings insurance.

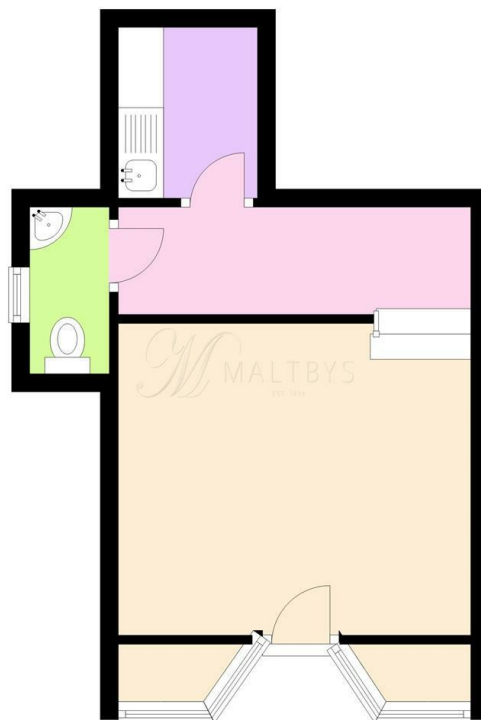
### USER

We believe the use is currently classed as Sui Generis under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Any interested party should contact the council to confirm.



### Ground Floor

Approx. 25.0 sq. metres (269.3 sq. feet)



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