



2 Devonshire Road, Bexhill-On-Sea, TN40 1AT

£45,000 Per Annum

Maltbys are excited to offer to the market an extremely rare opportunity to acquire a property in arguably the best commercial location in Bexhill. Comprising of the entire ground floor and basement, this

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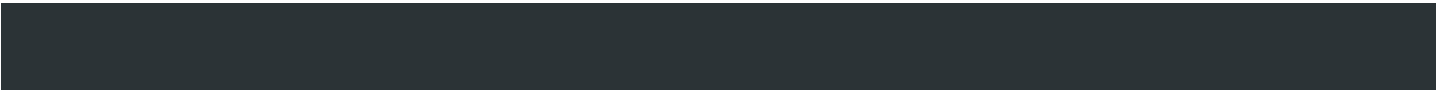


- Arguably The Best Commercial Location In Bexhill
- Area Of High Foot Traffic
- New Lease
- Available Immediately
- Class E Usage
- No VAT
- Over 3,600 Square Foot Of Space
- Ground Floor And Basement
- EPC Rating D



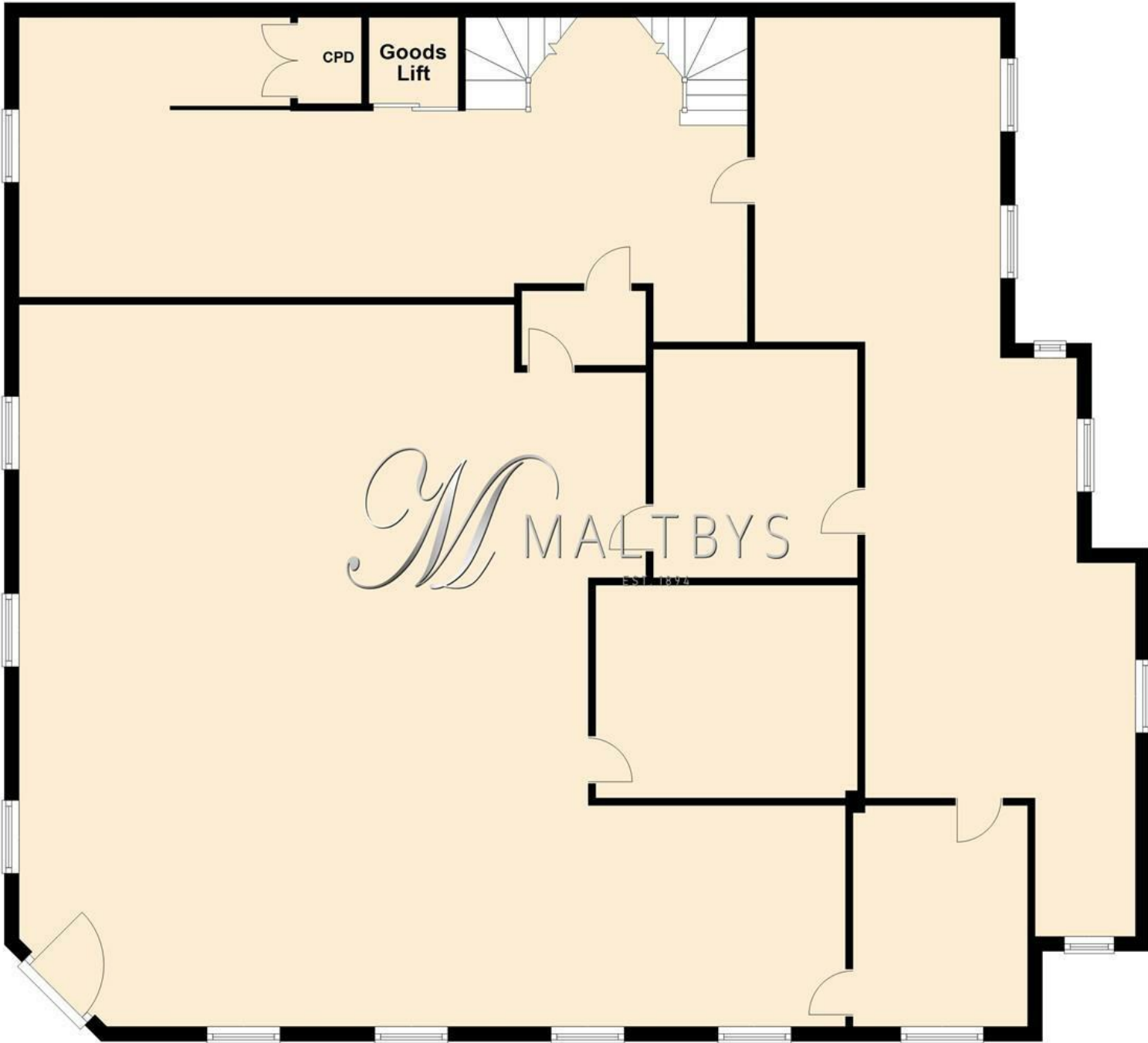
[Directions](#)

Tel: 01424 730678



Ground Floor

Approx. 197.5 sq. metres (2126.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-65) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-65) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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