



## 33 St Leonards Road, Bexhill On Sea, TN40 1HP

### £12,500 Per Annum

Nestled on the vibrant St Leonards Road in Bexhill On Sea, this impressive commercial property offers a generous space of 1,868 square feet, ideal for a variety of business ventures. The location is not only easily accessible but also benefits from a steady flow of foot traffic, making it a prime spot for retail or office use.

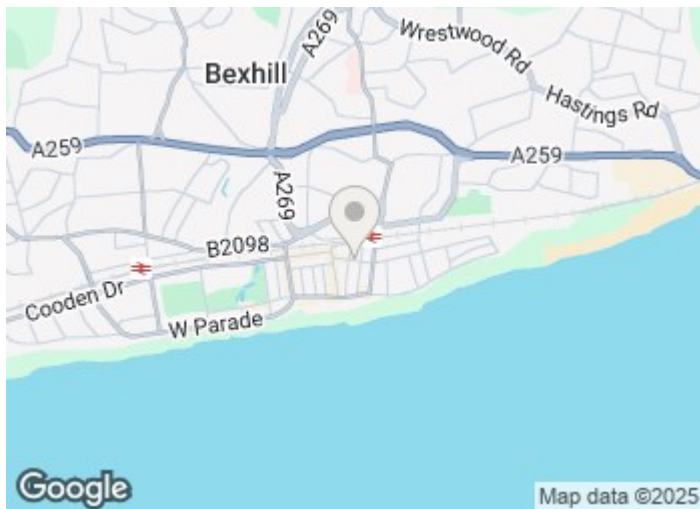
The property boasts a versatile layout, allowing for creative configurations to suit your specific needs. With ample room for both customer engagement and operational efficiency, this space is perfect for entrepreneurs looking to establish or expand their business in a thriving community.

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- Town Centre Location
- Large Kitchen
- Close to Train Station
- Large Retail Space
- 2x WC
- Use Class E
- Ground Floor and Basement
- Private Courtyard
- Available Now!

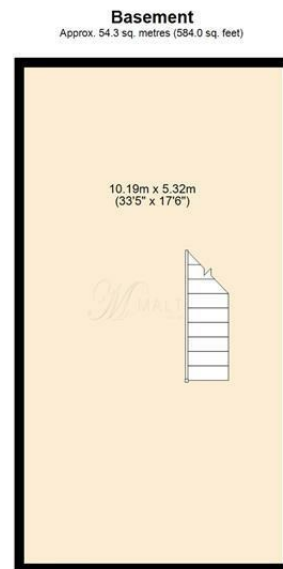
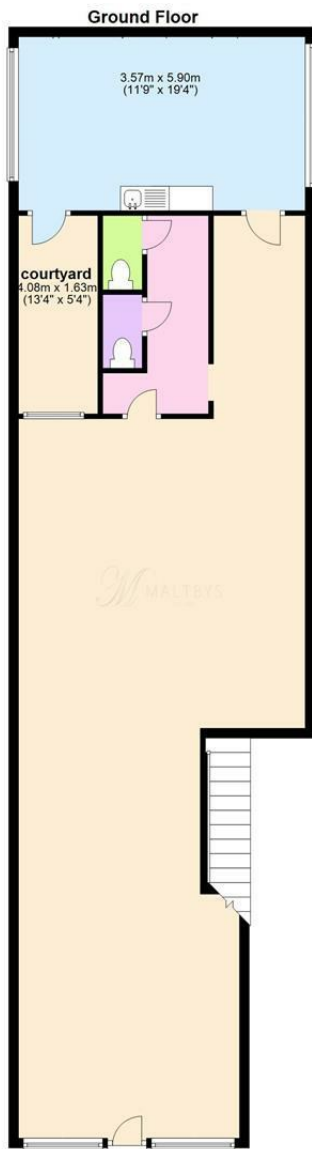


Directions

Tel: 01424 730678







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(12 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> 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.