



HOME + CASTLE
ESTATE AGENTS

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Devonshire Road, Bexhill-On-Sea, TN40

The premises comprise a retail unit, totalling 166.3 sq m (1,790 sq ft) and two self contained flats. The shop is let to Holland and Barrett Retail Limited, on a lease expiring December 2028. The area is a prominent trading position in a popular south coast holiday and retirement location. Bexhill railway station is located approximately 250m from the property with services to Hastings, Brighton, London Victoria Gatwick Airport and Ashford International. Occupiers close by include WH Smith, Subway, and Boots.

Bexhill-on-Sea is a popular holiday and retirement destination located on the south coast of England, approximately 5 miles west of Hastings and 12 miles north east of Eastbourne and the town is served by the A259 which links to the A21 at Hastings to the east and the A27 to the west.

FOR SALE

**FREEHOLD SHOP AND
RESIDENTIAL INVESTMENT**

£385,000



Retail Unit

With a retail area of approximately 166.3msq (1790 sq ft) with a basement and rear storage area. Currently let to Holland & Barratt Retail Ltd on a 5 year Lease expiring December 2028. with an income of of £17,000 pa This retail unit is in close proximity to outlets such as WH Smiths, Subway and Boots.

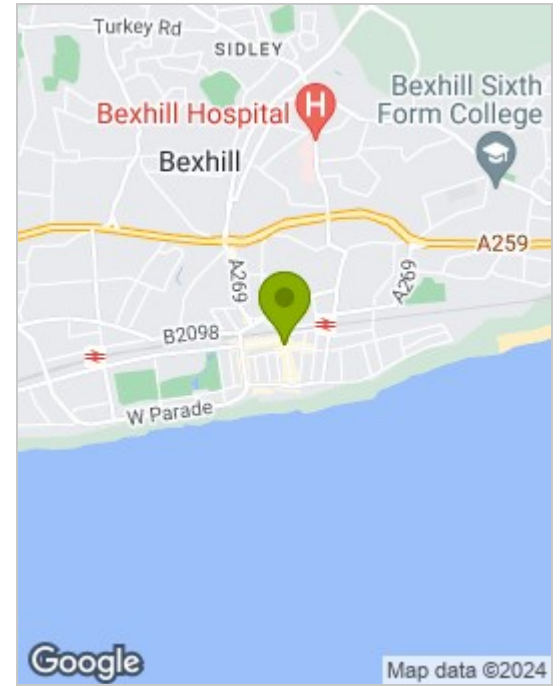
Flat 1

Studio Flat. Currently let on an AST at a rental of £495.00 per calendar month. Situated on the first floor with a private secure entrance accessible from the rear access road.

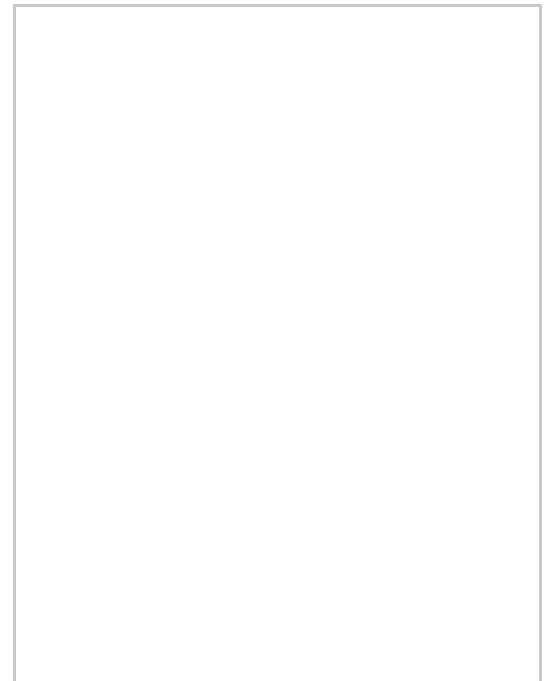
Flat 2

A two bedroom flat situated on the second floor currently let on an AST for £450.00 pcm with a private secure entrance accessible from the rear access road.

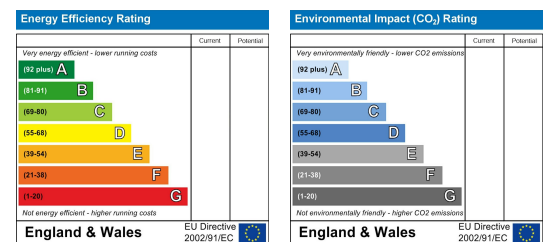
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.