



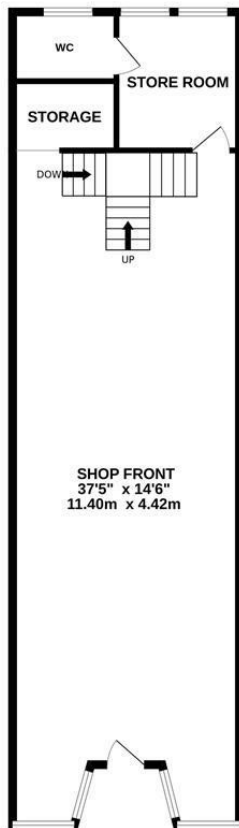
London Road, St. Leonards-On-Sea TN37 6AJ

Offers in excess of £500,000

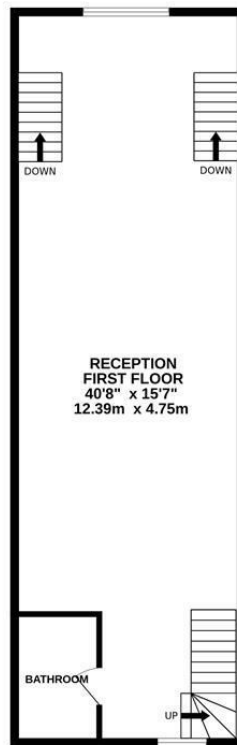


An impressive COMMERCIAL PREMISES with accommodation spanning three storeys situated in a PRIME ST. LEONARDS LOCATION on the lower end of London Road, just metres from the beach and main shopping streets of Norman and Kings Road. Having undergone a total restoration the VERSATILE ACCOMMODATION here is presented to an excellent standard throughout boasting an ABUNDANCE OF ORIGINAL FEATURES which are complimented by contemporary fixtures and fittings to create an AUTHENTIC AND PRACTICAL SPACE. The ground floor is currently arranged as the main shop floor which measures a generous 37'5 x 14'6 with floor to ceiling windows and a SHOP FRONTAGE ON TO LONDON ROAD, original floorboards run throughout this space with some exposed brickwork walls. At the rear of the shop there are two storage rooms and a downstairs w/c while the GRAND CENTRAL STAIRCASE rises to the first floor, curving around both sides of the upper floor with a LARGE STAINED GLASS WINDOW. The shop continues on the first floor offering a large reception space which is fitted with a STYLISH KITCHEN housing integrated appliances together

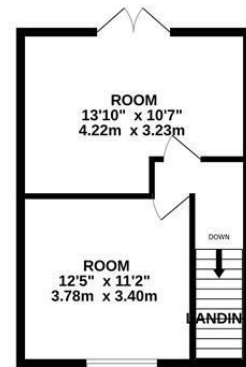
GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



2ND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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