



St Ives Little Common Road, Bexhill On Sea, TN39 4SB

Offers In Excess Of £300,000

A fantastic opportunity to acquire a mixed-use investment property in a prime location on Little Common Road, Bexhill. This well maintained building comprises a ground floor commercial unit currently let to a well established hairdressing business, and a one-bedroom flat above also with a long term tenant in occupation on an AST.

The residential accommodation benefits from a separate entrance, well proportioned rooms, and access to a good sized rear garden. The commercial space has strong visibility and footfall, making it a desirable position for business tenants.

With long-term rental potential, and great positioning close to local amenities, transport links, and the vibrant village of Little Common, this is an excellent investment.

****Please Note:** The internal photographs of the commercial property were taken prior to the current business taking occupation, so are not an accurate representation of it's current state**

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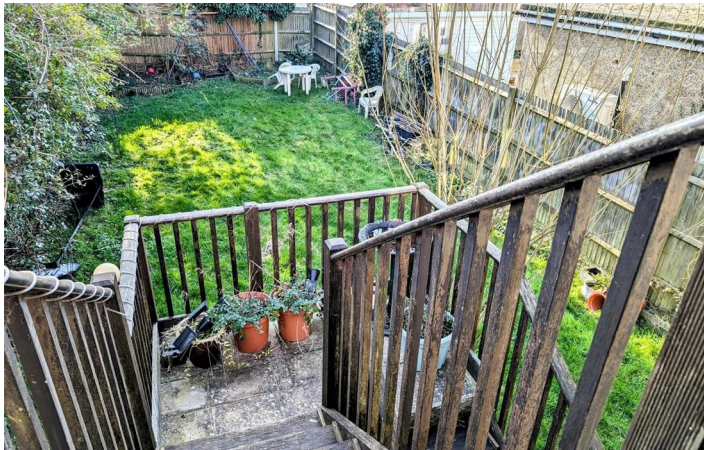


- Freehold Investment
- Mixed Use Building
- First Floor Flat with Private Entrance
- Ground Floor Shop
- Tenants In Situ
- Private Rear Garden
- Desirable Location
- Close to Local Amenities



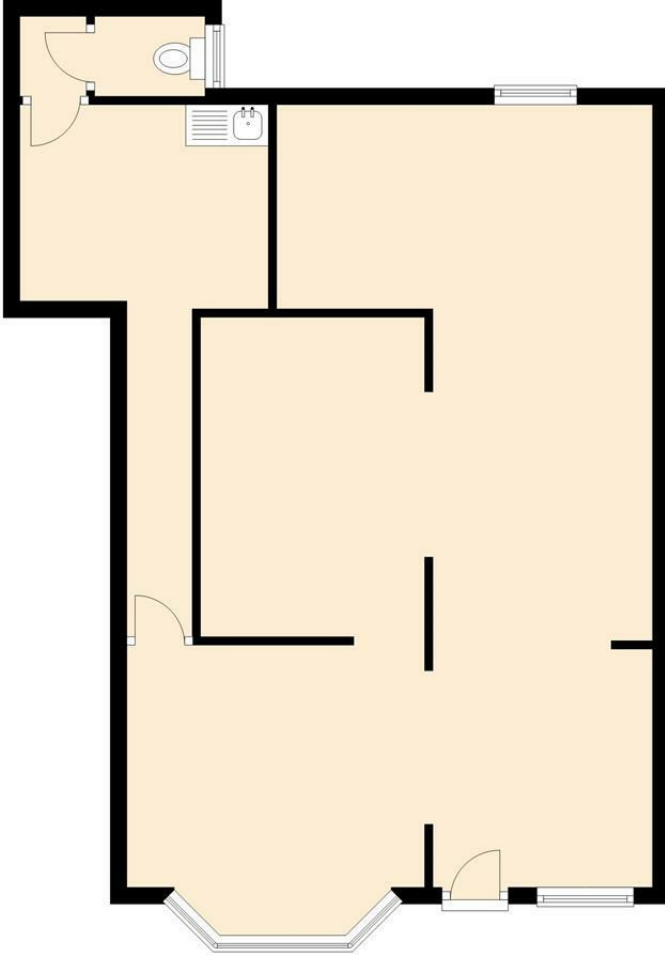
Directions

Tel: 01424 730678



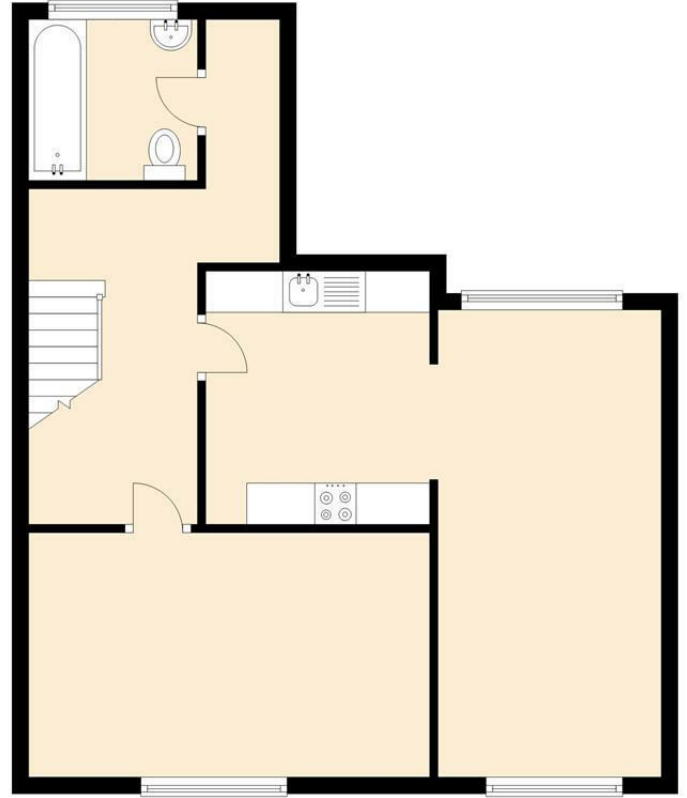
Ground Floor

Approx. 66.2 sq. metres (712.8 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



Total area: approx. 121.1 sq. metres (1303.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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			
(55-68) 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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