

BURGESS & CO. Meads Court, 40-42 Cooden Sea Road, Bexhill-On-Sea, TN39 4SL
01424 222255

£120,000 Leasehold



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Burgess & Co bring to the market a commercial premises being sold on a lease which is currently occupied by a successful company who will remain in situ as long term tenants for the incoming buyer. (5 years currently) Its an ideal investment with a return of £850 PCM and we would welcome all enquires to call us on 01424 222255.

Ideally located in the popular village of Little Common with its array of independent shops, doctors surgery, and bus services. Within 1 mile is Cooden Beach with Golf Course, Hotel and beach front. Bexhill Town Centre is within 3 miles providing further shopping facilities, mainline railway, restaurants and seafront.

Please note, there is a fully running business in place already so all viewings are strictly by appointment only and further information is available on request.

Commercial Unit

With light & power connected, double glazed windows & door to the front.

W.C

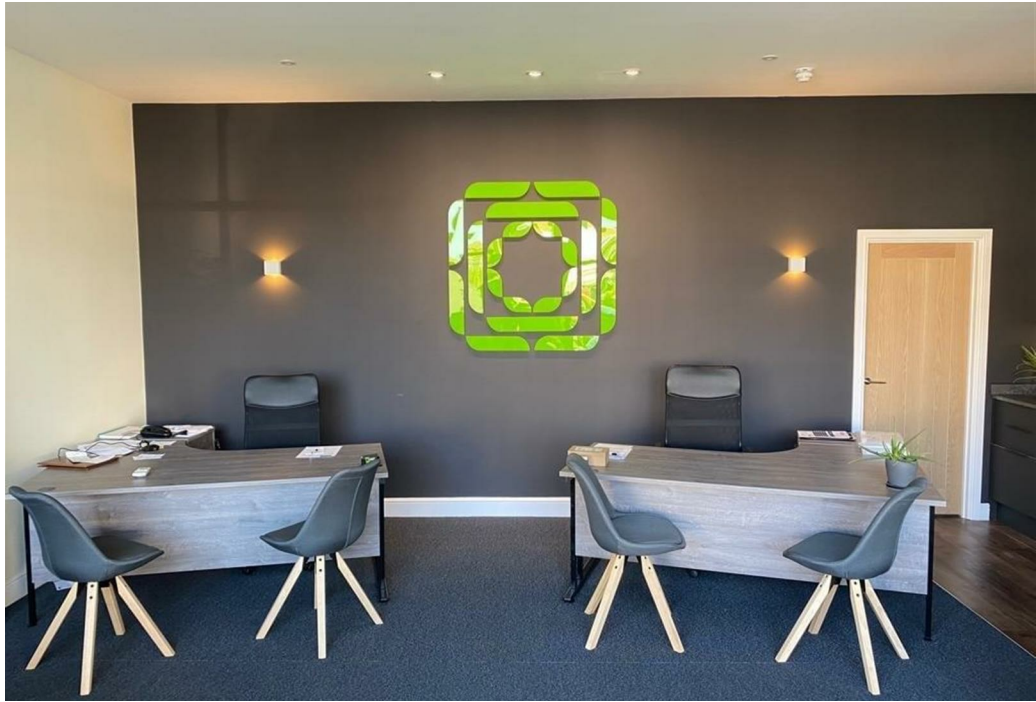
7'7 x 4'11 (2.31m x 1.50m)

Comprising low level w.c, wash hand basin.

NB

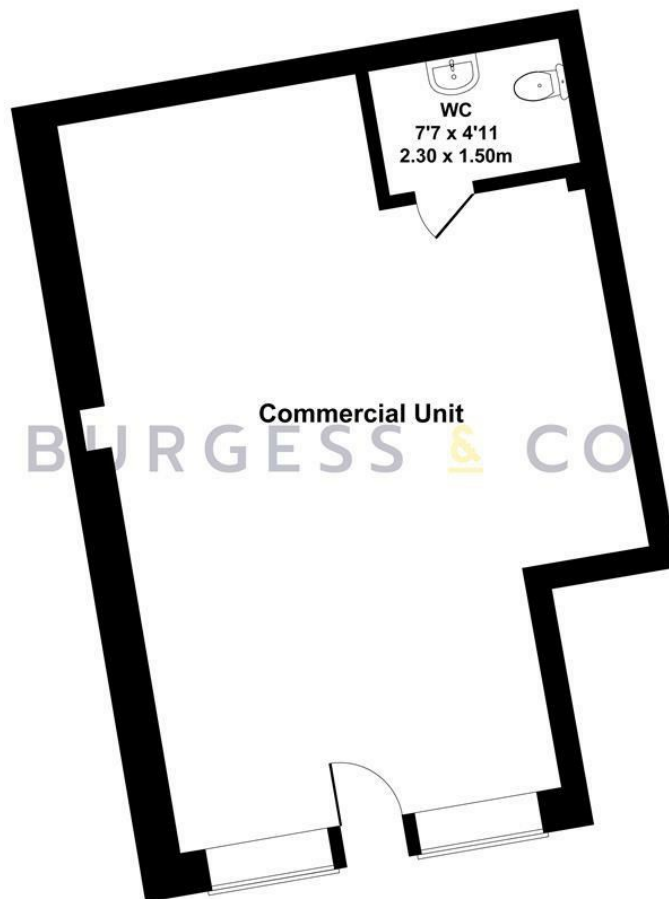
A new 999 year lease will be put in place at point of exchange. Service charge is £1500 per annum.

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	



Cooden Sea Road

Approximate Gross Internal Area
632 sq ft - 58.7 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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