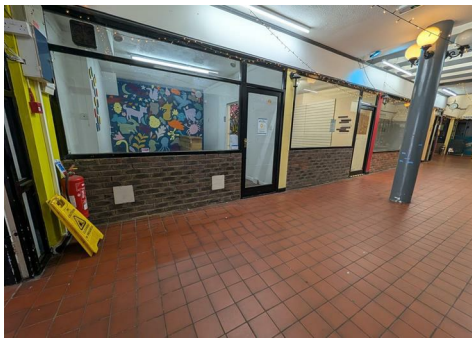




Unit 2 & 3 The Mall 32 Western Road, Bexhill, TN40 1DX

£7,500

Positioned on the main high street, this well-presented commercial unit offers an excellent opportunity for a variety of retail or business uses. Benefiting from an attractive shop frontage and passing footfall.

Available at a highly competitive rental price, this unit provides an affordable option for new or expanding businesses seeking a prominent trading location. Early viewing is highly recommended to appreciate the potential this versatile commercial space has to offer.

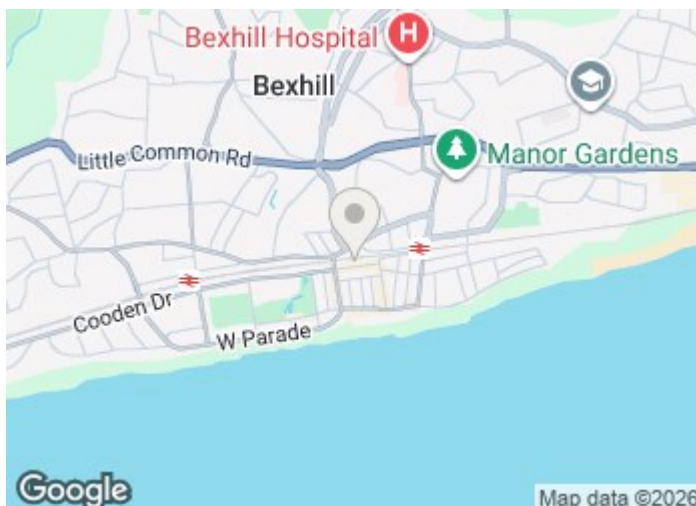
Unit 2 & 3 The Mall 32 Western Road, Bexhill, TN40 1DX

£7,500



- Convenient High Street Location
- Flexible Lease Terms
- EPC Rating B
- Versatile Space
- Ideal Opportunity for New and Expanding Business'
- Available Now
- Competitive Rents
- Glazed Shop Front

FEES



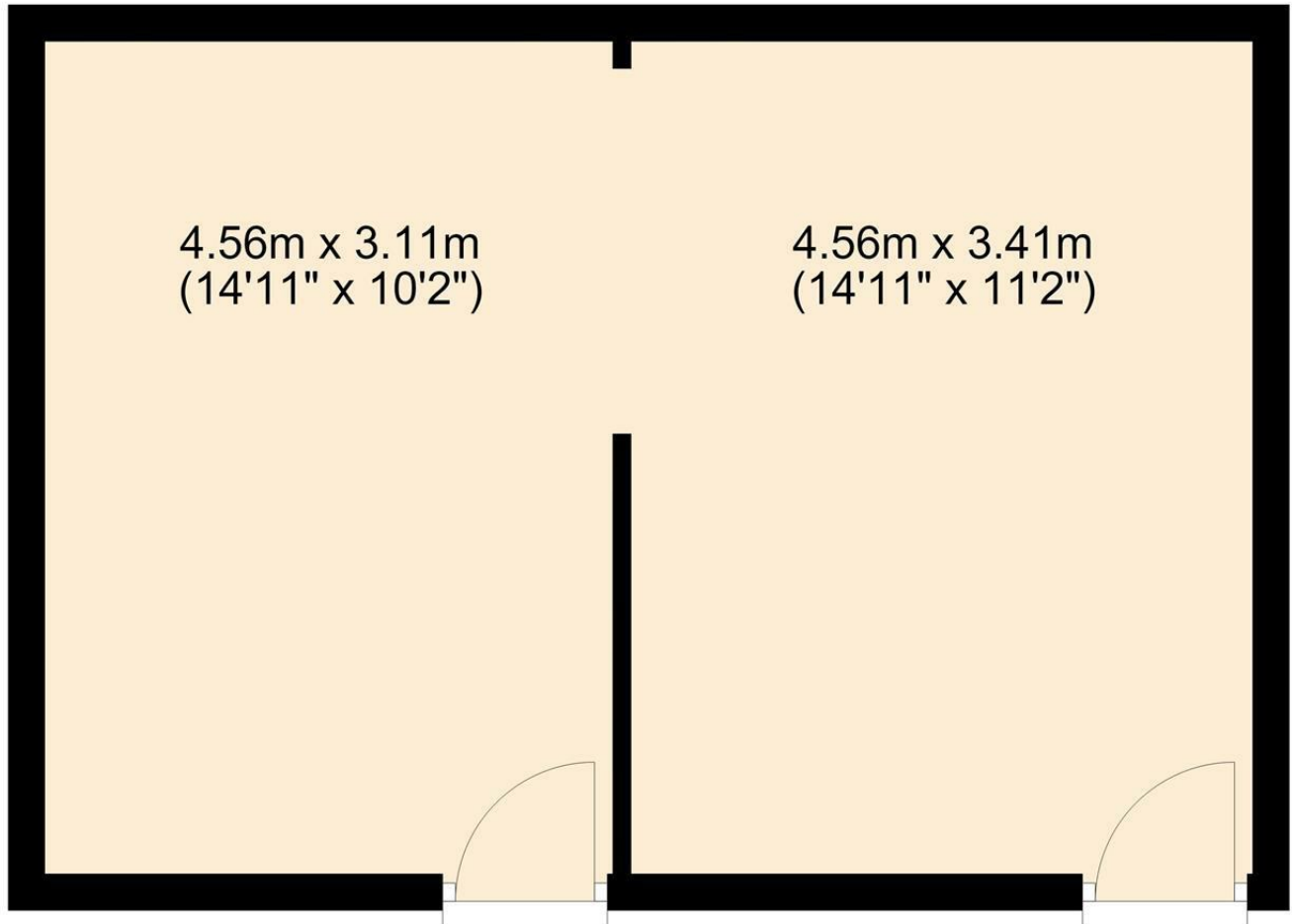
Directions

Tel: 01424 730678



Ground Floor

Approx. 30.2 sq. metres (324.6 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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