



# Bexhill-on-Sea

FREEHOLD FOR SALE

26 Devonshire Road • Bexhill-on-Sea • East Sussex • TN40 1AS

## Location

The property is situated on the western side of Devonshire Road in Bexhill-on-Sea, a popular coastal resort in East Sussex. It is centrally located and Devonshire Road is regarded as the primary retail location in the town.

The property is within a short walk of the railway station which provides direct services to Eastbourne, Brighton, Hastings, Ashford International and London Victoria (1hr 55 minutes).

## Situation

The property has a prominent position in the centre of Devonshire Road and benefits from high levels of footfall and passing traffic. Bexhill has a weekly farmers market which is situated at the top of Devonshire Road.

There are a number of leading national and independent retailers located along Devonshire Road including: WHSmith, Boots, Holland & Barrett and the Co-Op.

## Description

The property comprises a five storey building of brick construction (Bath stone). The ground floor comprises an open plan sales area behind a traditional wooden glazed shop fascia with a rear kitchen and WC. The basement provides a meeting room, WC and ancillary storage. The first, second and third floors are residential (C3) and provide accommodation as follows:

26a Devonshire Road - a one-bed apartment on the first floor

26b Devonshire Road - a three-bed apartment arranged over the second and third floors.

There is a separate communal entrance to the upper floors on the side of the property and a single parking space to the rear.







## Measurements

|              | sq m         | sq ft        |
|--------------|--------------|--------------|
| Ground Floor | 65.7         | 707          |
| Basement     | 47.4         | 510          |
| <b>Total</b> | <b>113.1</b> | <b>1,217</b> |

## Tenancy

The vendor will provide vacant possession of the ground floor and basement on completion of a sale.

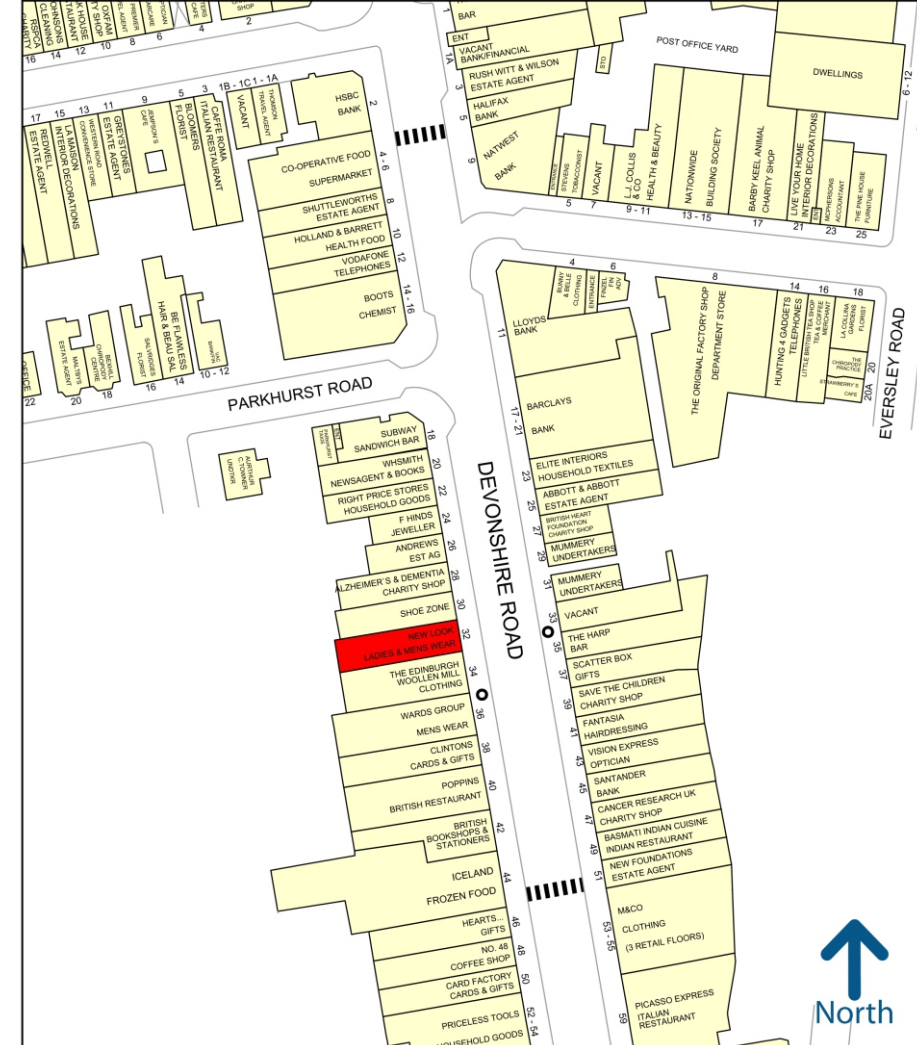
The first, second and third floors are subject to two Periodic Tenancies, as follows:

26a Devonshire Road

Currently let on a Periodic Tenancy until January 2020 at £600 per calendar month.

26b Devonshire Road

Currently let on a Periodic Tenancy until October 2020 at £595 per calendar month.

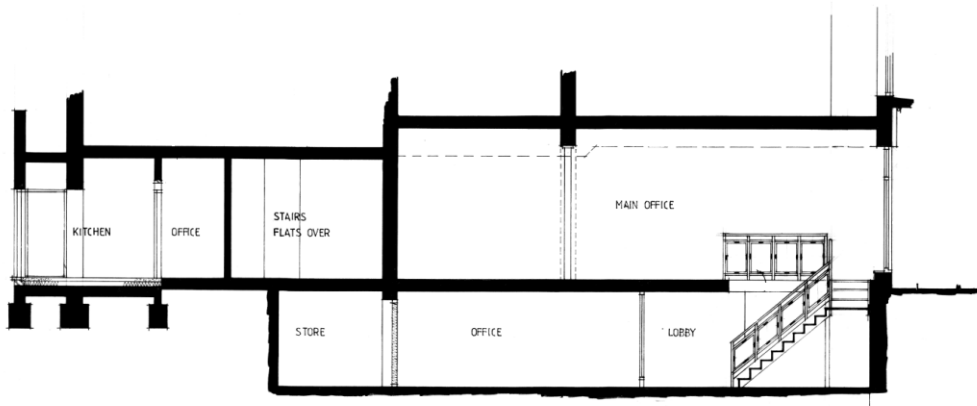


## Town Planning

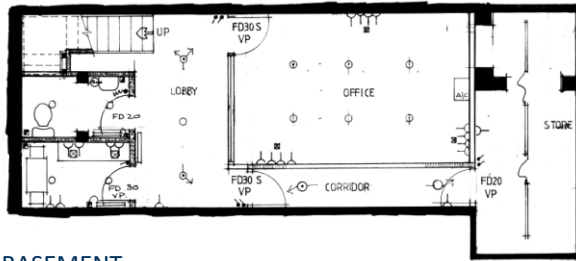
The property sits within the Bexhill Town Centre Conservation area.

## Tenure

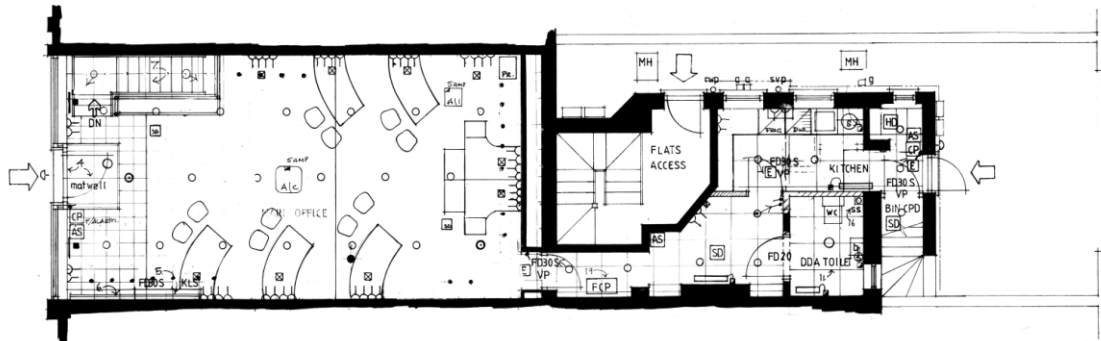
Freehold with vacant possession of the ground floor and basement and subject to the Periodic Tenancies of the upper parts.



LONGITUDINAL SECTION



BASEMENT



GROUND

The floorplans shown above are not to scale and are for indicative purposes only.

## EPC

The property has an Energy Asset Performance Rating of E 112.

## Price

Offers are sought in excess of **£450,000.00** (Four Hundred and Fifty Thousand Pounds) - subject to contract.

## Further Details and Viewings

Please contact the sole agents, Aston Rose:

**Phil Richards MRICS**

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