



## 48 Devonshire Road, Bexhill on Sea, East Sussex, TN40 1AX

A former cafe in Bexhill Town Centre

- 1,661 sq ft NIA
- Former Cafe use
- Extensive sales/seating area
- Period shop front with display case
- To Let @ £15,000pa
- Main Road location
- Close to Bexhill Seafront
- Call to arrange a viewing

## Location

The property is situated on the western side of Devonshire Road a short distance from the main railway station. Nearby occupiers include WH Smith, Barclays Bank, Lloyds TSB, and Boots the Chemist.

## Accommodation

Description	Sq ft	Sq m
Sales	1,524	141.58
Stores	137	12.73
Cloaks		
<b>Total</b>	<b>1,661</b>	<b>154.31</b>

## EPC

This property has been graded as C (66)

## Business Rates

(based upon Rateable Value: £17,000 and UBR: 49.1p)

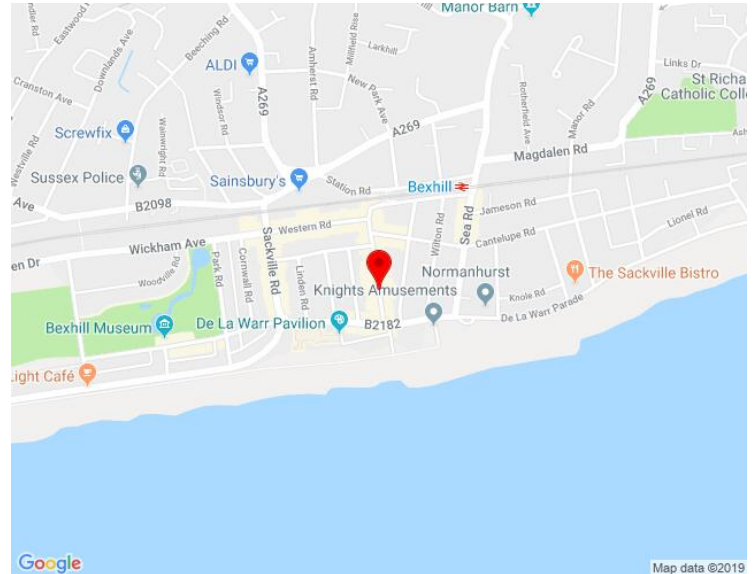
## Terms

The property is available via a new lease by negotiation at a rent of £15,000pa.

Ingoing tenant to pay Landlords reasonable legal costs.

## Planning Use

We understand that the current planning use is attached to the former tenant therefore any new tenant should make their own enquiries as to the use they would require at the property.



## Viewings & Further Information

Visit [dyerandhobbis.com](http://dyerandhobbis.com) or call Hastings 01424 423 626 | Bexhill 01424 211 321