



20 Endwell Road, Bexhill-on-Sea, TN40 1EA

**RETAIL/ OFFICE/ LEISURE PREMISES AVAILABLE NEXT TO
BEXHILL STATION – TO LET/ FOR SALE**

- Rental - £16,000 pax
- Prominent frontage
- Suitable for a variety of uses
- Freehold - Offers in excess of £170,000
- Next to Bexhill Railway Station

Summary

Available Size	1,340 sq ft
Rent	£16,000 per annum exclusive of rates, bills, VAT and all other outgoings.
Price	Offers in excess of £170,000
Rates Payable	£2,794.40 per annum This property qualifies for small business rates relief. The rateable value is set to rise to £7,800 from 1st April 2026.
Rateable Value	£5,600
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E (107)

Description

Retail space over ground floor and basement. The ground floor comprises a sales area to the front, with a further space to the rear and W/C. The basement comprises storage space. There is side access for deliveries. The space is currently occupied as a Martial Arts centre throughout. The current occupant is vacant in July 2026.

Location

The property is situated on the southern side of Endwell Road, in between the junctions intersecting Sea Road and Wilton Road in Bexhill-on-Sea. Bexhill railway station is just north of the subject with the De La Warr to the south. Nearby occupiers include Best Tile Boutique, USA Fried Chicken, Talbot Associates, The Post Office, in addition to an array of local and national occupiers.

Accommodation

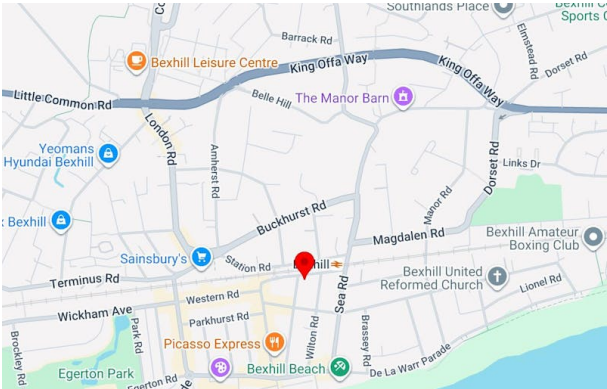
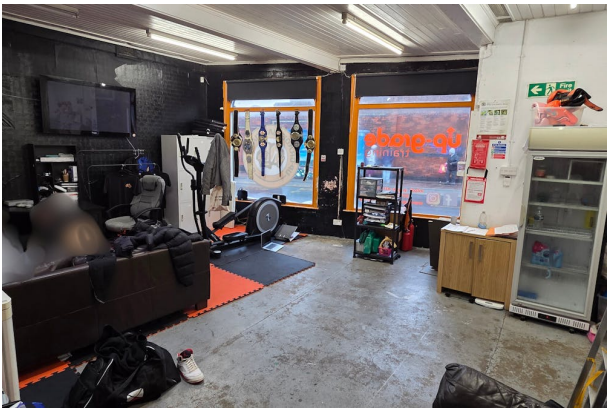
The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,019	94.67
Basement	321	29.82
Total	1,340	124.49

Terms

Available to let by way of a new full repairing and insuring lease on terms to be agreed. The Freehold is also available to purchase with offers invited in the region of £170,000. The current tenant has given notice to vacant in July 2026.

AML



Viewing & Further Information

Jack Bree MRICS
01323 302333
jack@breeprenton.co.uk

Anton Bree FRICS
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anton@breeprenton.co.uk

Energy performance certificate (EPC)

20 Endwell Road
BEXHILL-ON-SEA
TN40 1EA

Energy rating

E

Valid until:

14 November 2029

Certificate
number:

0790-0931-0389-2799-5096

Property type

B1 Offices and Workshop businesses

Total floor area

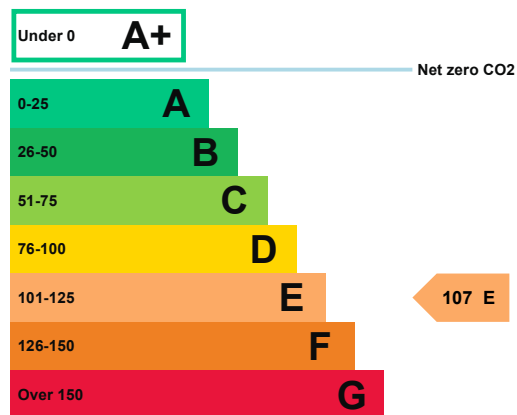
132 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

31 B

If typical of the existing stock

92 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	50.43
Primary energy use (kWh/m2 per year)	298

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9990-9935-0481-0770-9020\)](/energy-certificate/9990-9935-0481-0770-9020).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Leigh Hitchens
Telephone	01403 288755
Email	leigh.hitchens@coral-energy.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019186
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Coral Energy Limited
Employer address	The Chimes, 175 Manor Fields, Horsham, West Sussex RH13 6SG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 November 2019
Date of certificate	15 November 2019