



**MAKING
PROPERTY
WORK**
SHW.CO.UK



TO LET

(WILL SPLIT)

CLASS E PREMISES – 6,690 SQ FT OF GROUND FLOOR RETAIL

8 - 12 St Leonards Road, Bexhill-on-Sea, East Sussex TN40 1HN

SUMMARY

- Class E retail premises
- Quadruple bayed glazed frontage
- Substantial retail on ground floor
- First floor storage
- Basement
- Suitable for various uses including retail, restaurant, leisure etc.
- Busy trading area of Bexhill
- Available now
- May consider splitting the demise to suit from 2,421 sq ft (225 sqm) upwards

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Basement	2,180	202.53
Ground	6,690	621.52
First	1,332	123.75
TOTAL	10,202	947.80

RENT

£49,000 per annum exclusive of other outgoings on a new lease for the whole demise but open to a split on terms to be agreed.

VAT

We understand the property is not elected for VAT.

BUSINESS RATES

[2026 Rateable Value: £62,000](#)

SERVICE CHARGE

TBC.

EPC

[The property has an EPC rating of C.](#)



VIEWINGS –

Max Perkins

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SHW Property

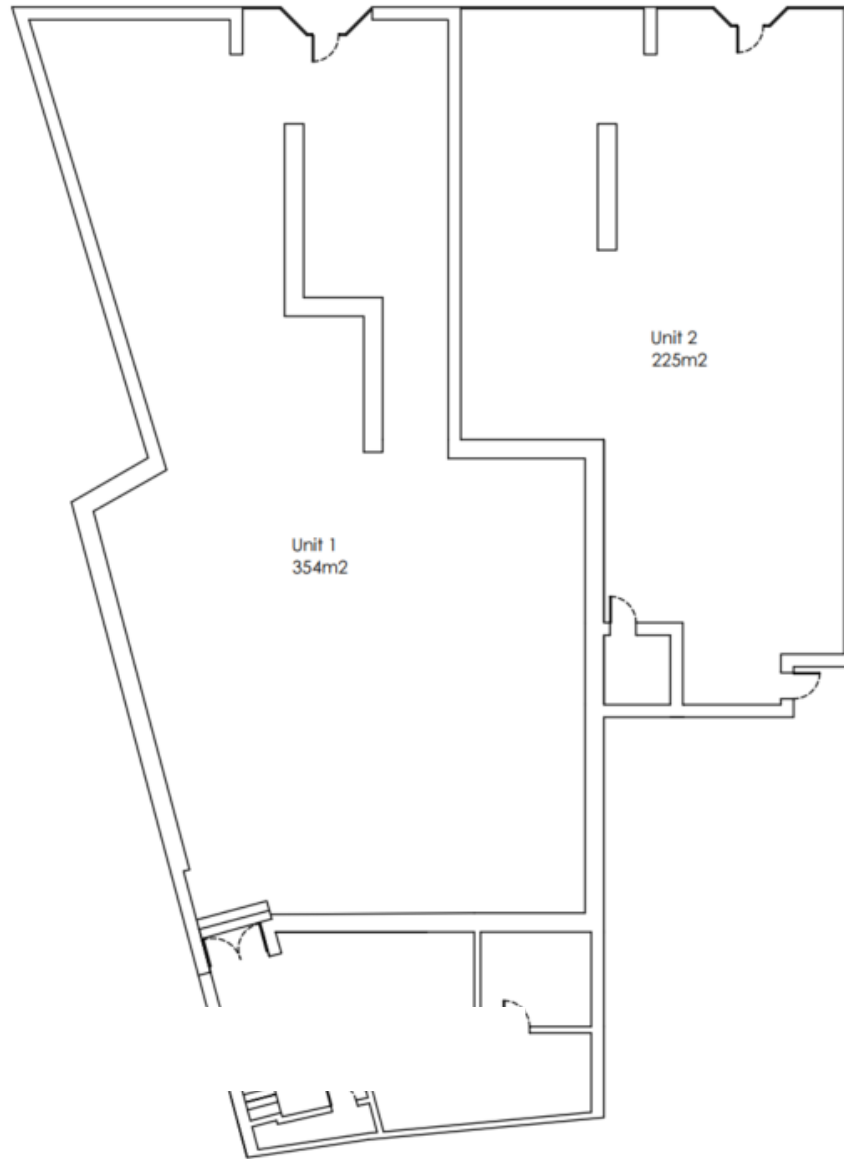


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Indicative sub-division into 2 units



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