



## St Ives Little Common Road, Bexhill On Sea, TN39 4SB

### Offers In Excess Of £300,000

A fantastic opportunity to acquire a mixed-use investment property in a prime location on Little Common Road, Bexhill. This well maintained building comprises a ground floor commercial unit currently let to a well established hairdressing business, and a one-bedroom flat above also with a long term tenant in occupation on an AST.

The residential accommodation benefits from a separate entrance, well proportioned rooms, and access to a good sized rear garden. The commercial space has strong visibility and footfall, making it a desirable position for business tenants.

With long-term rental potential, and great positioning close to local amenities, transport links, and the vibrant village of Little Common, this is an excellent investment.

**\*\*Please Note:** The internal photographs of the commercial property were taken prior to the current business taking occupation, so are not an accurate representation of it's current state\*\*

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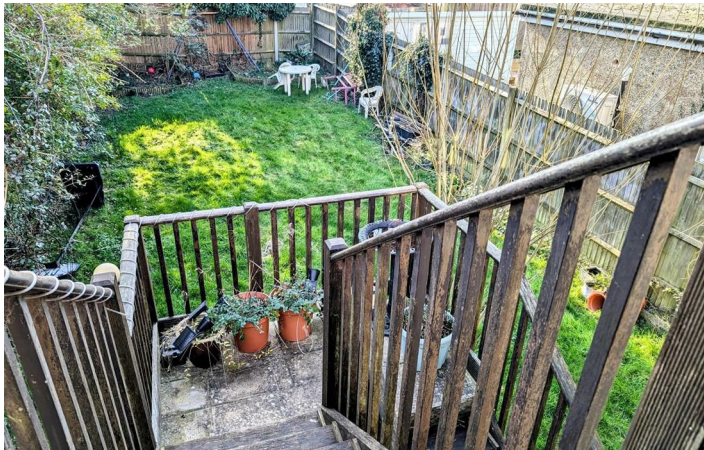
- Freehold Investment
- Mixed Use Building
- First Floor Flat with Private Entrance
- Ground Floor Shop
- Tenants In Situ
- Private Rear Garden
- Desirable Location
- Close to Local Amenities

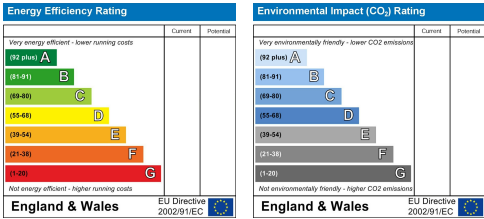


**Directions**

**Tel: 01424 730678**







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