



## The Old Bakery Seaside Way, St Leonards On Sea, TN38 0AL

### £6,500 Per Annum

This commercial property on Seaside Way presents a unique opportunity for entrepreneurs and business owners alike. The property spans 920 square feet across 2 floors, the location between Hastings and Bexhill makes it an ideal spot for a variety of commercial ventures. There is also a basement available for storage, subject to further negotiation.

St Leonards On Sea is known for its vibrant community and picturesque coastal views, attracting both locals and tourists. This area is rich in character, with a blend of independent shops, cafes, and restaurants, providing a lively atmosphere that is perfect for business growth. The proximity to the beach and local amenities further enhances the appeal of this location.

Whether you are looking to establish a new business or expand an existing one, this property offers the potential to create a unique space that caters to the needs of the community. The surrounding area is well-connected, ensuring that your business can thrive in a bustling environment.

In summary, this commercial property on Seaside Way is a blank canvas in a sought-after location, ready for you to bring your vision to life.

**\*\*Please note there is currently no power or water supply to the building. This would need to be arranged at the tenants cost.\*\***

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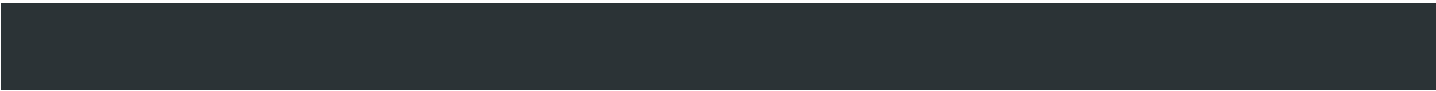


- Commercial Unit
- Attractive Chapel Style Property
- Unique Mezzanine
- Seafront Location
- Versatile Space
- Available Now



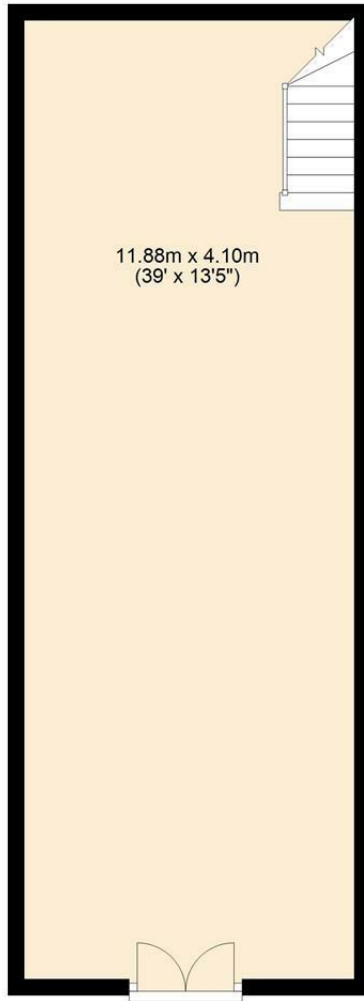
Directions

Tel: 01424 730678



### Ground Floor

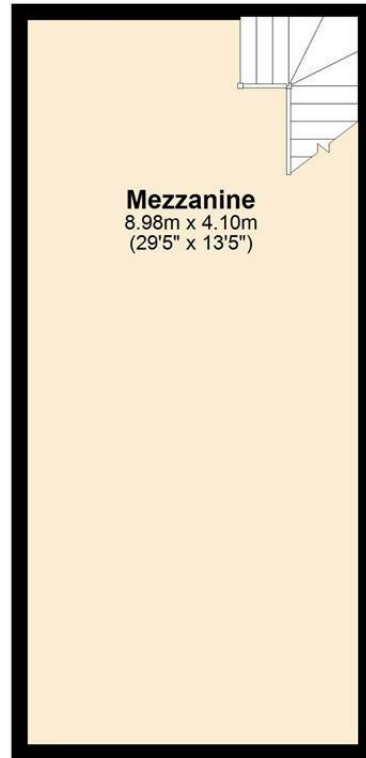
Approx. 48.7 sq. metres (524.0 sq. feet)



11.88m x 4.10m  
(39' x 13'5'')

### First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



**Mezzanine**  
8.98m x 4.10m  
(29'5' x 13'5'')

Total area: approx. 85.4 sq. metres (919.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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