



## 40b Belle Hill, Bexhill, TN40 2AG

### Guide Price £30,000

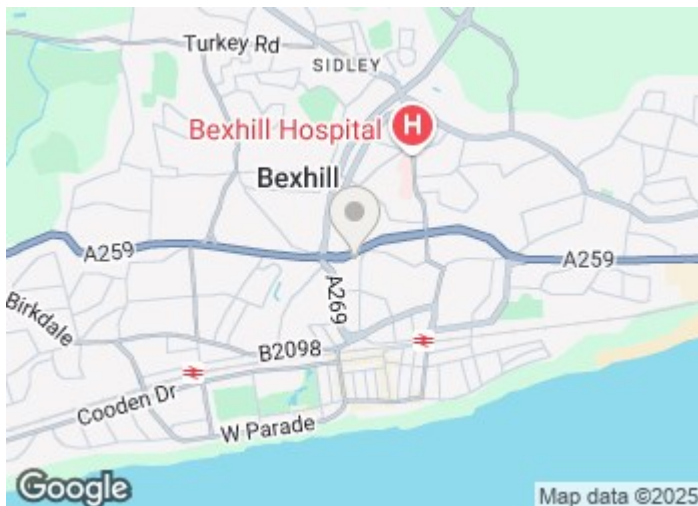
Small lock-up shop for sale just off King Offa Way on the A259 in Bexhill. The shop benefits from a small display window, secure electric shutters, and a newly fitted fiberglass roof. The shop was previously used as a clock shop/workshop and is steeped in local history. It is the ideal premises for a small business or hobbyist looking for their own space or storage facility.

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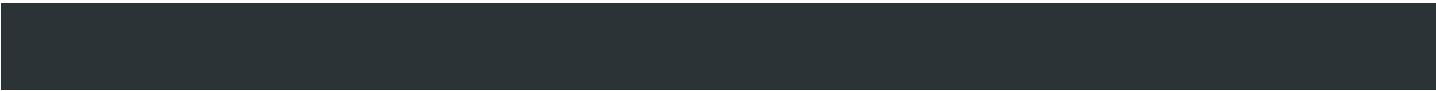


- Freehold Unit
- Close to Bexhill Town Centre
- Vacant Possession
- New Roof
- Display Window
- Electric Shutters



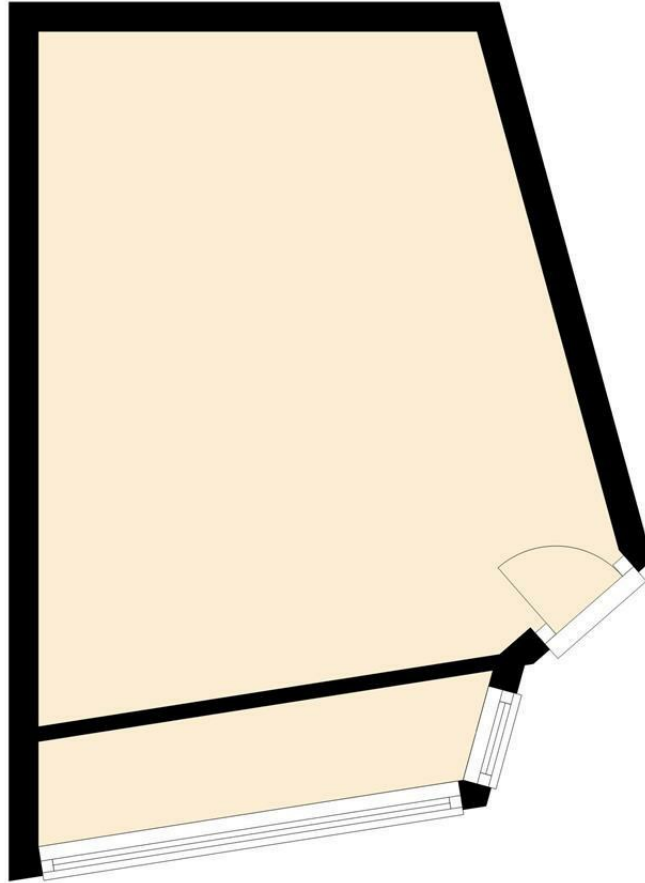
Directions

Tel: 01424 730678



# Ground Floor

Approx. 18.0 sq. metres (194.3 sq. feet)



Total area: approx. 18.0 sq. metres (194.3 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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