



## 44 St Leonards Road, Bexhill On Sea, TN40 1JB

**£200,000**

Maltbys are delighted to present this well positioned leasehold commercial shop for sale. This property is arranged over 3 floors, offering versatile space suitable for a range of uses. This property is being sold with long term tenants in situ, making this a great investment opportunity.

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£200,000



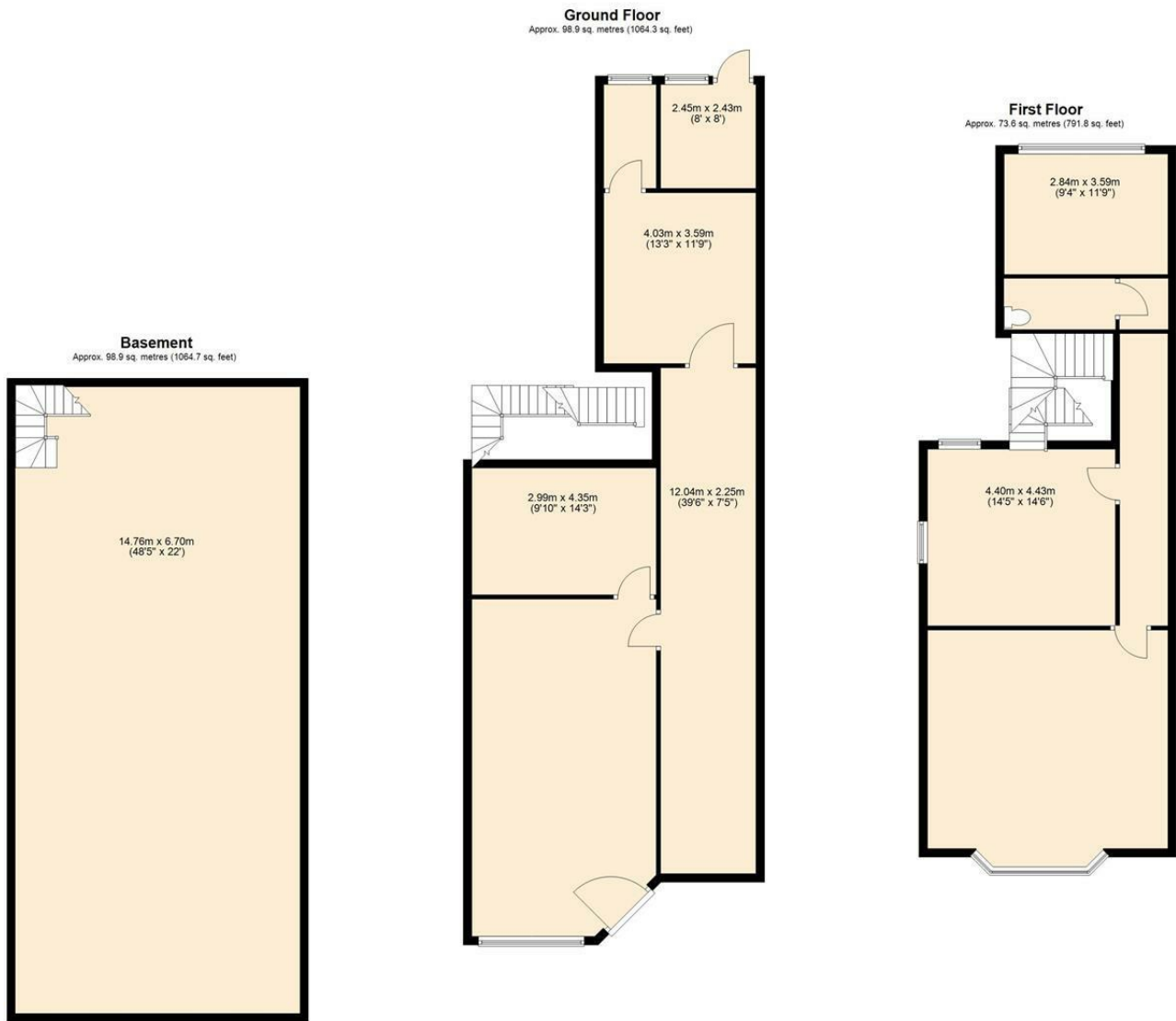
- Investment Opportunity
- Based Over 3 Floors
- Available Now
- Leasehold Property
- Town Centre Location
- Tenant in Situ
- Shared Entrance



[Directions](#)

Tel: 01424 730678





Total area: approx. 271.4 sq. metres (2920.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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