

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.

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

£200,000

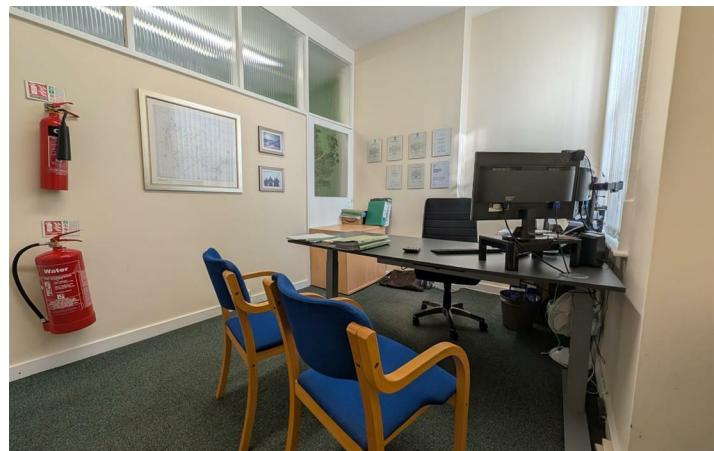


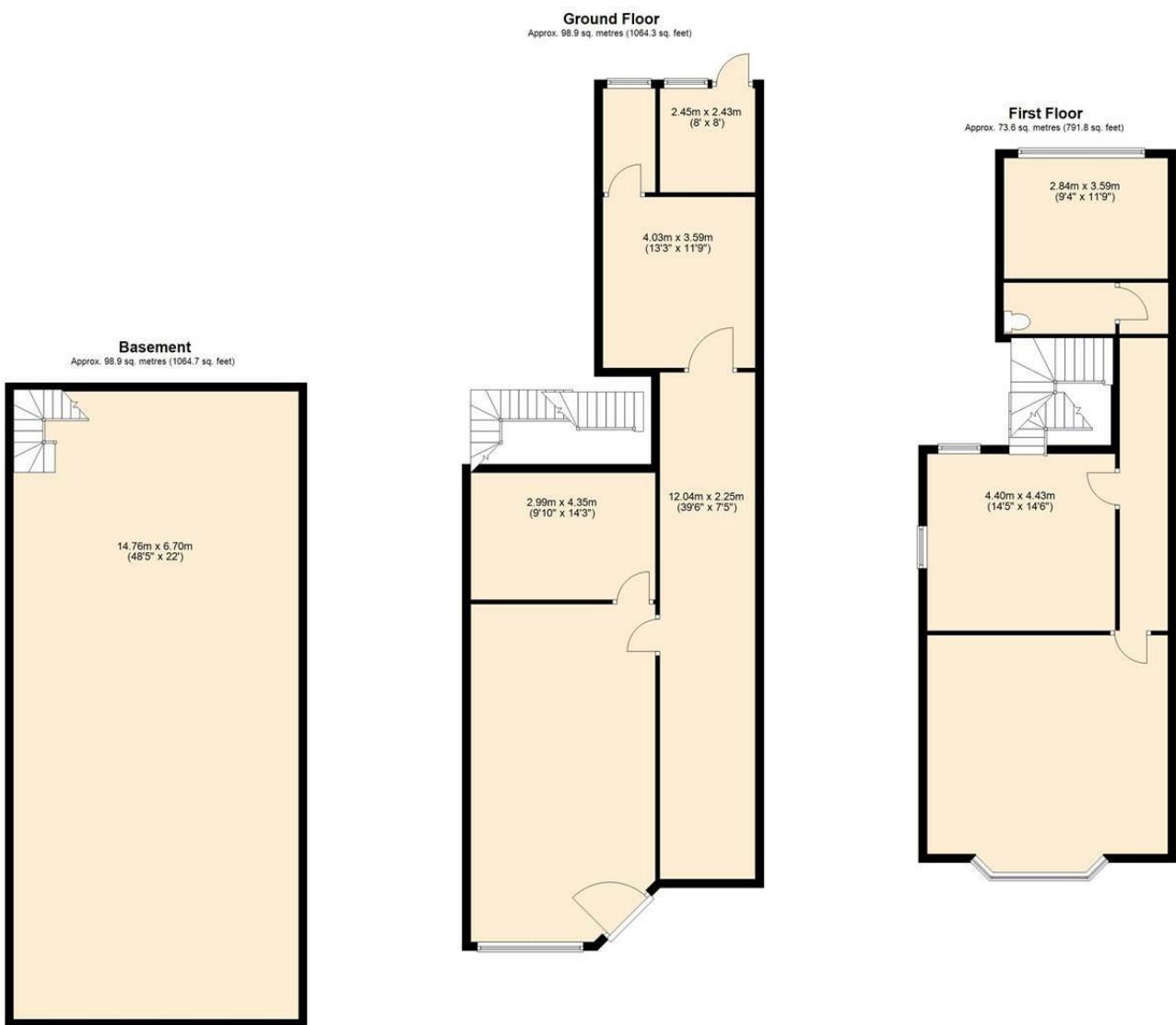
- Investment Opportunity
- Leasehold Property
- Tenant in Situ
- Based Over 3 Floors
- Town Centre Location
- Shared Entrance
- Available Now



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)	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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

57 St Leonards Road, Bexhill-On-Sea, TN40 1JA

Tel: 01424 730678 | Email: info@maltbys.uk

www.maltbys.uk