



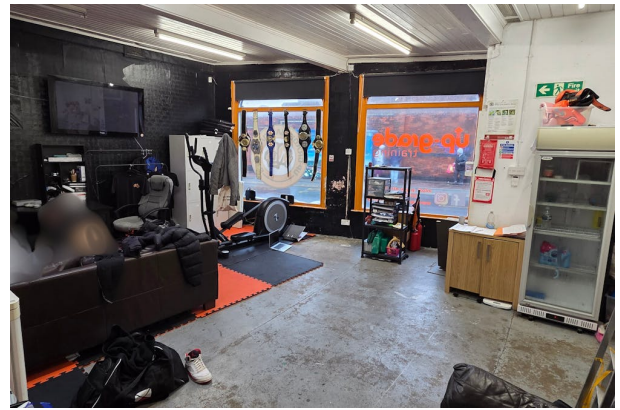
## 20 Endwell Road, Bexhill-on-Sea, TN40 1EA

### RETAIL/ OFFICE/ LEISURE PREMISES AVAILABLE NEXT TO BEXHILL STATION – FOR SALE / TO LET

- Freehold - Offers in the region of £170,000
- 100% Small Business Rate Relief
- Next to Bexhill Railway Station
- Rental - £13,500 - £15,000 pax
- Prominent frontage
- Suitable for a variety of uses

## Summary

<b>Available Size</b>	1,340 sq ft
<b>Price</b>	Offers in the region of £170,000
<b>Rates Payable</b>	£3,354 per annum This property qualifies for 100% small business rates relief.
<b>Rateable Value</b>	£7,800
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (107)

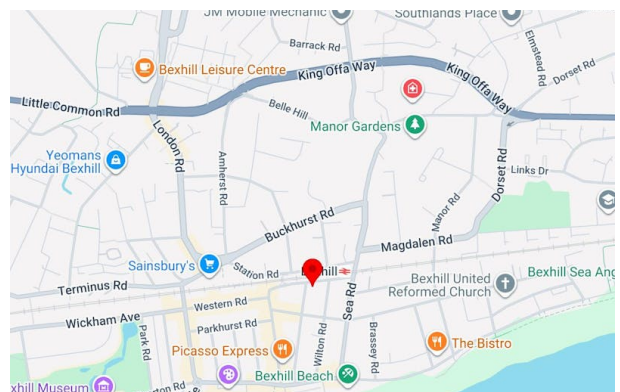


## Description

Retail space over ground floor and basement. The ground floor comprises a sales area to the front, with a further space to the rear and W/C. The basement comprises storage space. There is side access for deliveries. The space is currently occupied as a Martial Arts centre throughout. The current occupant is vacating in July 2026.

## Location

The property is situated on the southern side of Endwell Road, in between the junctions intersecting Sea Road and Wilton Road in Bexhill-on-Sea. Bexhill railway station is just north of the subject with the De La Warr to the south. Nearby occupiers include Best Tile Boutique, USA Fried Chicken, Talbot Associates, The Post Office, in addition to an array of local and national occupiers.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,019	94.67
Basement	321	29.82
<b>Total</b>	<b>1,340</b>	<b>124.49</b>

## Terms

The Freehold is available to purchase with offers invited in the region of £170,000. The current tenant has given notice to vacant in July 2026. The premises is also available to let by way of a new full repairing and insuring lease at an initial rent of £13,500 pax with a fixed increase to £15,000 pax.

## AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.

## Viewing & Further Information

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