

MAKING  
PROPERTY  
WORK

**SHW**

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**TO LET**

**CLASS E – 2,745 SQ FT (255 SQ M) OVER 2 FLOORS**

**17-21 Devonshire Road, Bexhill-On-Sea, East Sussex, TN40 1AW**

**SUMMARY**

- [Class E premises](#)
- Distinctive character building
- Over 2,745 sq ft on ground and 2x separate basements levels
- Suitable for various uses including retail, restaurant, leisure etc.
- Shell condition to be provided ready for fit out with WC services
- Busy trading area of Devonshire Road
- Available Easter 2026

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Basement	1,270	118
Ground	1,475	137
<b>TOTAL</b>	<b>2,745</b>	<b>255</b>

**RENT**

£25,000 per annum exclusive of other outgoings on a new lease.

**VAT**

We understand the property is not elected for VAT.

**BUSINESS RATES**

[This property will need to be re-assessed](#)

**SERVICE CHARGE**

TBC.

**EPC**

[The property has an EPC rating of C.](#)



**VIEWINGS –**

Max Perkins

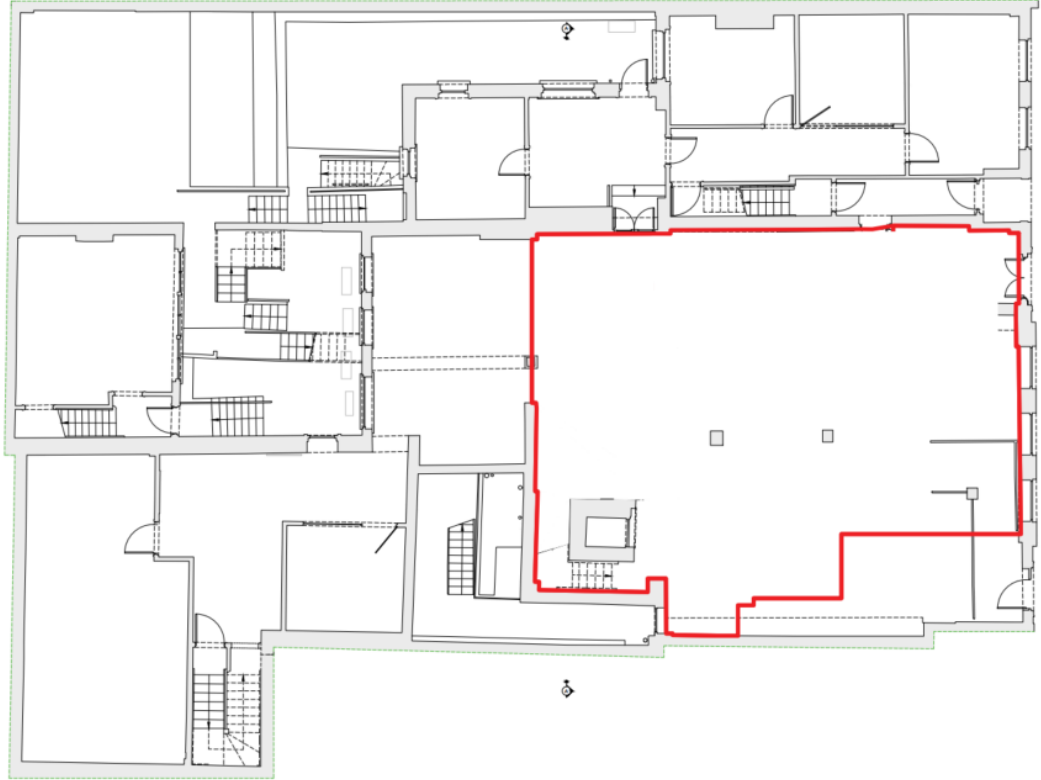
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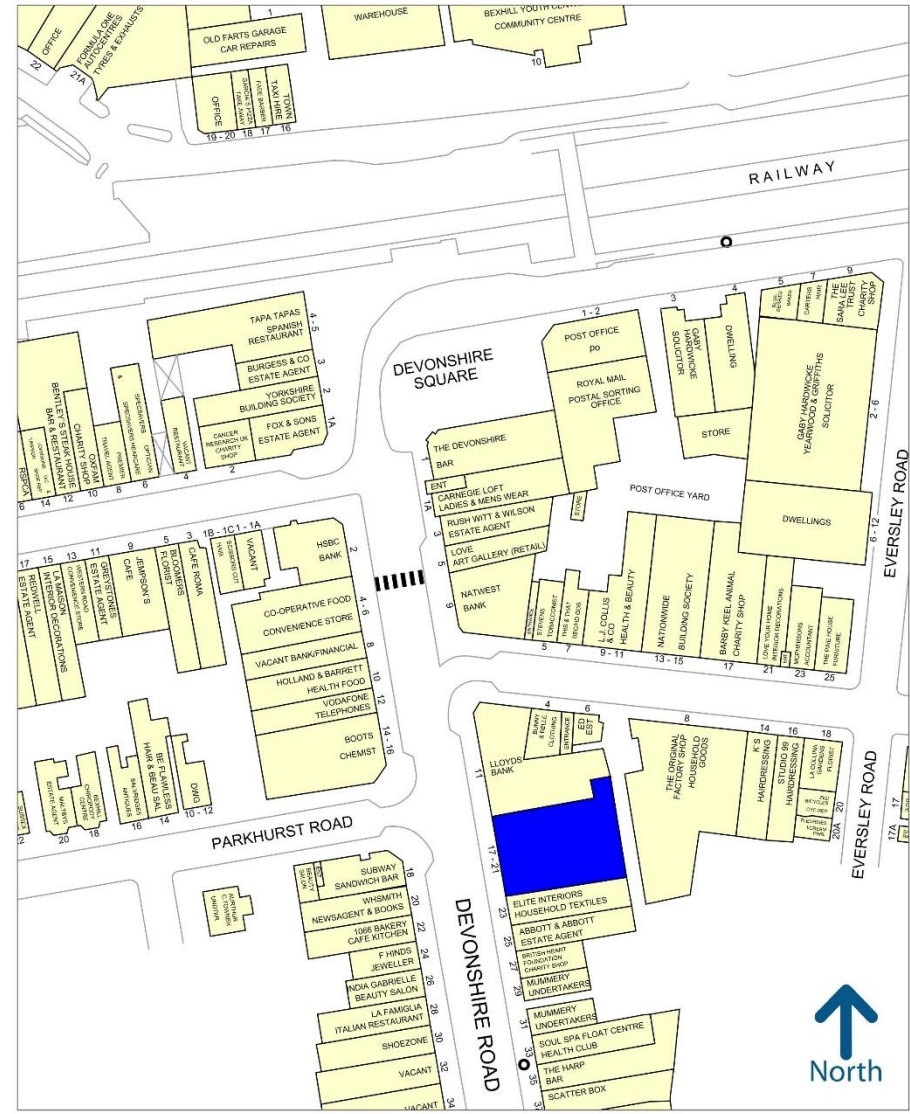


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Ground Plan - Proposed - 1:100@A1



50 metres  
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Experian Goad Plan Created: 02/11/2022  
 Created By: Stiles Harold Williams

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## VIEWINGS –

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