



Prominent Town Centre Property – To Let
(Freehold also Available)

LOCATION

Bexhill-on-Sea is an established seaside town on the East Sussex coast, approximately 6 miles west of Hastings, 25 miles east of Brighton and 60 miles south of London. The town offers a balanced retail mix of long-established independent traders and national multiples, with the primary shopping areas centred on Devonshire Road, Station Road and Western Road.

The property occupies a prominent corner town centre location at the junction of Devonshire Road with St Leonards Road and within easy walking distance of Bexhill railway station. Nearby occupiers include **Boots, Holland & Barrett, TG Jones, Subway, F. Hinds** and **Shoe Zone**. Public parking is well provided for, with several town centre car parks including Beeching Road and the station car park offering convenient short and long-stay parking options. The seafront promenade and the De La Warr Pavilion are also located within close proximity.

Bexhill-on-Sea benefits from good transport links, being served by the A259 coastal road and having access to the A21 and national motorway network. Rail services from Bexhill Station provide regular connections to London Victoria, Hastings, Brighton and Ashford International, with journey times to London of approximately 1 hour 45 minutes.

ACCOMMODATION

The property is arranged over the basement and ground floors, with the following approximate dimensions and net internal floor area:-

Gross Frontage	27 m	88 ft 6 ins
Ground Floor	288.6 sq m	3,107 sq ft
Basement	121.6 sq m	1,309 sq ft
Total	410.2 sq m	4,416 sq ft

The first floor comprising 152.9 sq m (1,646 sq ft) may also be available.

TERMS

The ground and basement floors are available by way of a new, effectively full repairing and insuring lease at a commencing rent of **£52,500 per annum**.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

RATING ASSESSMENT

Rateable Value from April 2026 £46,250

Prospective occupiers should make their own enquiries to verify this information.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT



FLOOR PLAN

