



Freehold For Sale – Town Centre Investment / Development Opportunity
Upper Floor Offices Suitable for Residential Conversion (STP)

PROPERTY HIGHLIGHTS

- Freehold
- Prominent former banking hall
- 1st, 2nd & 3rd floor offices – suitable for PD conversion to residential (STP)
- The property is in the Bexhill Town Centre conservation area, but not listed
- Price – offers in the region of **£730,000**
- No VAT
- Total GIA 11,515 sq ft

LOCATION

Bexhill-on-Sea is an established seaside town located on the East Sussex coast, situated approximately 6 miles west of Hastings, 25 miles east of Brighton and around 60 miles south of London.

The town has a well-balanced retail offering, comprising a strong mix of long-established independent traders alongside a range of national multiples including **Tesco**, **Sainsbury's**, **Boots**, **TG Jones** and **Iceland**. The main retailing areas are focused along Devonshire Road, Station Road and Western Road, which together form the town's primary shopping pitch and commercial core.

Bexhill-on-Sea benefits from good road communications, being served by the A259 coastal road which links the town with Hastings, Eastbourne and Brighton. The A21, providing access to the national motorway network including the M25, is located a short drive to the north.

The town is well served by rail, with Bexhill Station providing regular services to London Victoria, Ashford International, Hastings and Brighton. Journey times to London Victoria are approximately 1 hour 45 minutes, making Bexhill-on-Sea accessible for commuters and visitors alike.

DEMOGRAPHICS

Bexhill-on-Sea has an approximate resident population of 43,000 (2021 UK Census) and a primary catchment population estimated to be in the region of 120,000, which increases notably during the summer months due to tourism and seasonal visitors to the coast.

The average value of residential property within the town is approximately £325,000 (Rightmove, July 2025), which is around 23% above the national average of £265,000. Flats within Bexhill-on-Sea sold for an average of £205,000 (Rightmove, July 2025), approximately 9% below the national average of £225,000, reflecting the town's strong appeal to downsizers, retirees and second-home buyers.



Iceland

Sainsbury's

TESCO



TG Jones



GOOGLE STREETVIEW (April 2024)
SEE - www.googlemaps.co.uk/maps

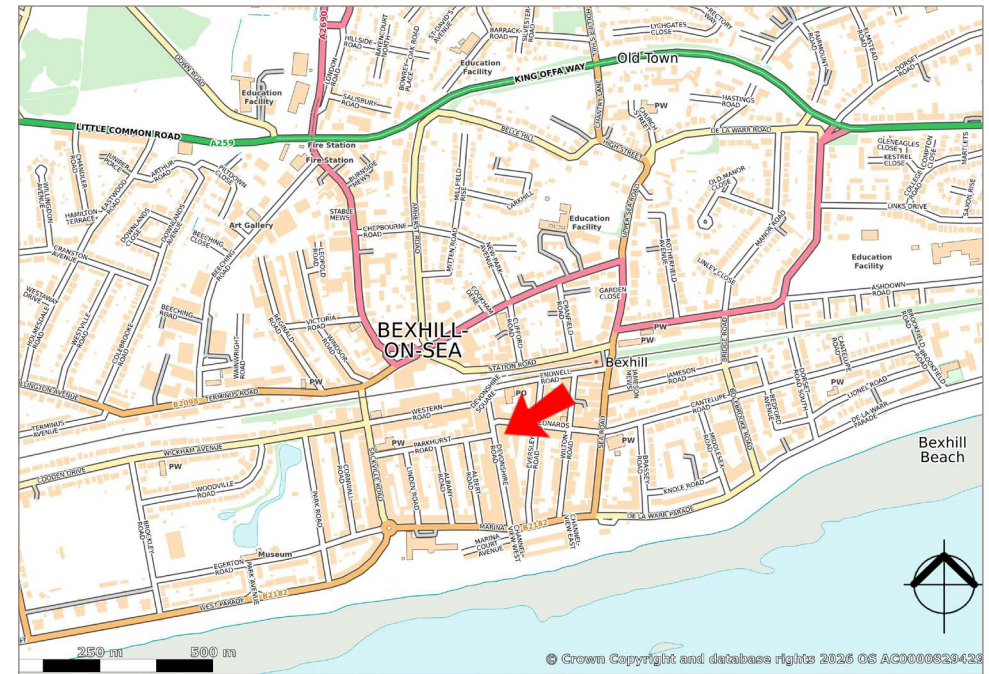
SITUATION

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.

DESCRIPTION

The property comprises a former banking hall built c.1900, arranged on basement, ground, first, second and third floors. The property benefits from extensive frontages to both Devonshire Road and St Leonards Road.

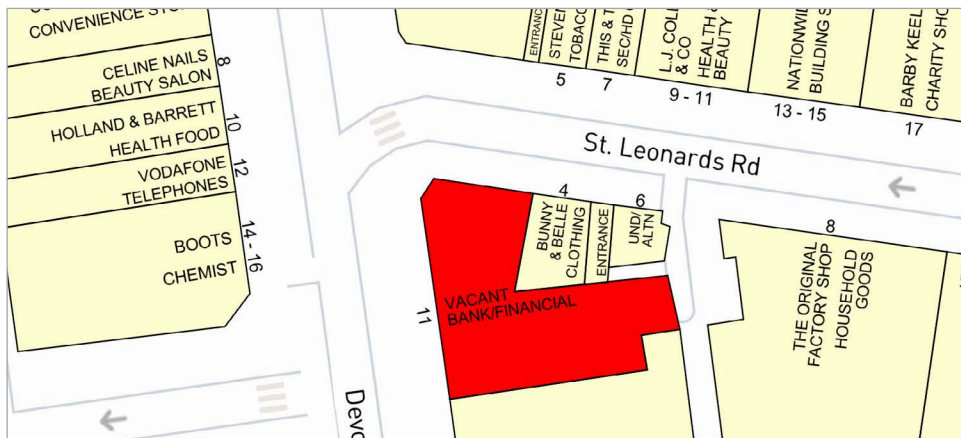
There is separate access to the self-contained upper floors from Devonshire Road, with a secondary means of escape via a small service yard off of St Leonards Road.



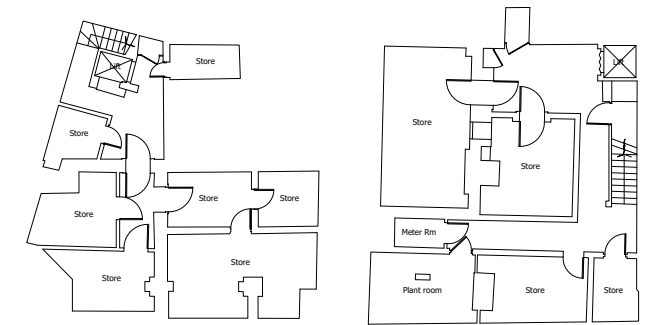
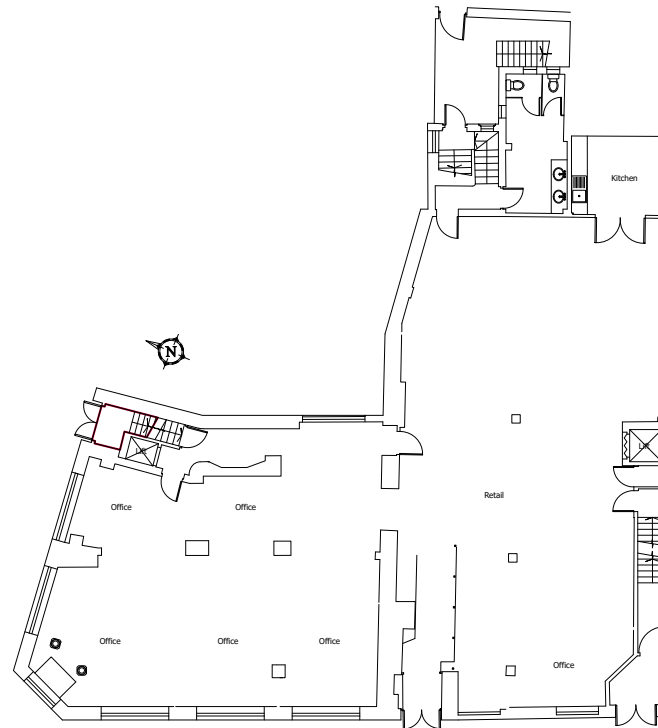
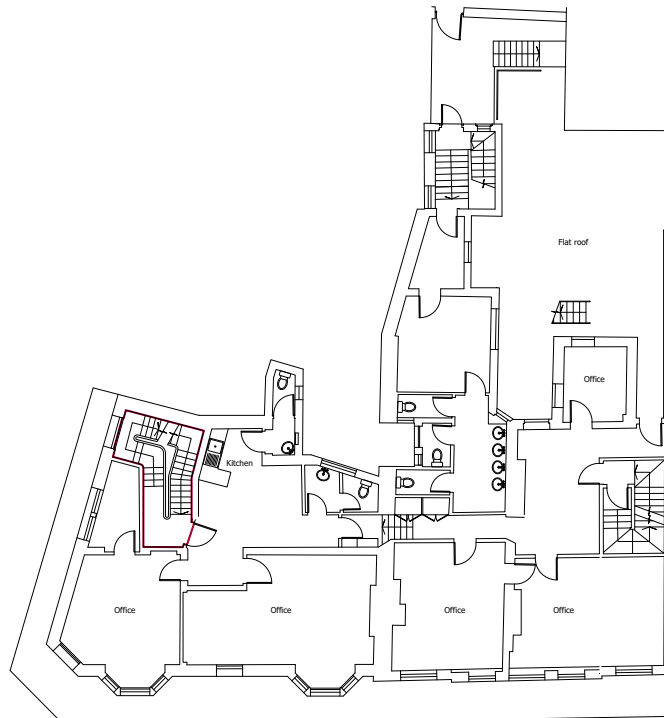
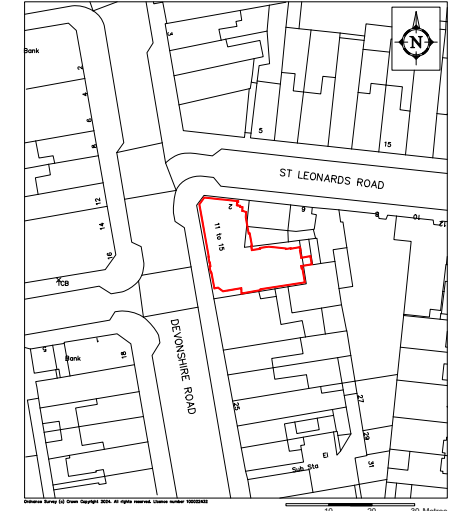
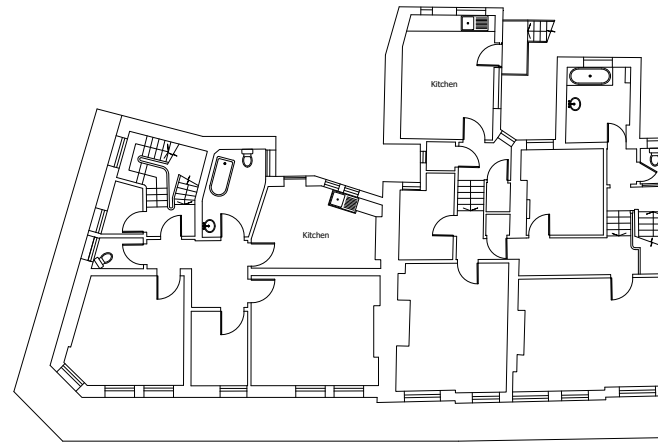
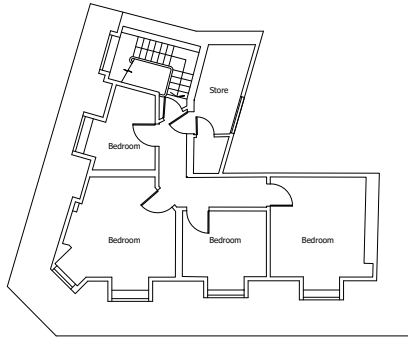
ACCOMMODATION

Approximate dimensions and gross internal floor areas are as follows:-

Gross Frontage	27 m	88 ft 6 ins
Ground Floor	343.7 sq m	3,700 sq ft
Basement	225.0 sq m	2,422 sq ft
First Floor	224.8 sq m	2,420 sq ft
Second Floor	206.5 sq m	2,223 sq ft
Third Floor	69.7 sq m	750 sq ft
Total	1,069.7 sq m	11,515 sq ft



FLOOR PLAN




 Trueplan (UK) Ltd
 Bank Chambers, 36 Mount Pleasant Road
 Tunbridge Wells, TN1 1RB
 01892 614 881
 plans@trueplan.co.uk www.trueplan.co.uk

Lloyds Bank
 11/13 Devonshire Road
 Bexhill
 TN40 1AH

Scale 1:200 @A3
 Drawing no.: 57460_4
 Date drawn: 18-02-2025
 Revision: 03

Bexhill



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EPCs

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

RATES

Rateable Value from April 2026 £46,250 – Basement & Ground Floor
£7,800 – Second & Third Floor

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

TENURE

Freehold.

VAT

The property is not VAT elected.

ANTI-MONEY LAUNDERING

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

PROPOSAL

Offers are invited on an unconditional basis – with offers in the region of **£730,000**.

CONTACT

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

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FURTHER INFORMATION

For access to the data room with further information including title, plans, EPCs etc please use the link: [Cradick Retail Property](#). For the CAD survey or to arrange an inspection of the property please contact sole agents.



www.cradick.co.uk



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