

TO LET – COMPLETELY REFURBISHED RETAIL UNIT A1 UNIT 22 SACKVILLE ROAD, BEXHILL ON SEA, TN39 3JL

DESCRIPTION: A well located and recently decorated, modern commercial space in a sought after trading position on the west side of Sackville Road. The premises was previously used as a bookmakers for a number of years and has remained vacant since their tenancy, however the landlord has just invested in new decoration, electrics and plumbing throughout offering potential new tenants a large and attractive open space suitable for a number of uses. The basement has also been touched up and would be suitable for storage purposes. Potential tenants should note that this premises is larger than most on Sackville Road.

LOCATION: The property is situated on the west side of Sackville Road, no more than 50 metres from the Sackville Road intersection of Sackville Road, Western Road, and Wickham Avenue. The premises are within walking distance of Bexhill train station and the De La Warr Pavilion. Sackville Road is considered to be an excellent secondary position in the town centre with plenty of footfall and traffic.

AREA:

All measurements taken to NIA (Net Internal Area) in accordance with the Code of Measuring Practice of the RICS Manual.

Front Retail Area -	5.443sqm (17.58ft)
Retail Area -	75.233sqm (810sqft)
Basement -	65.20 sqm (102 sqft)
Total Area:	145.87 sqm (929.85 sqft)

USER: The premises have A1 use but potential tenants could consult with the council regarding change of use.

RATEABLE VALUE: According to the Valuation Office Agency, the premises have a rateable value of £9200 per annum. Please note that small business rate relief may be available but interested parties would need to liaise with Rother district council regarding this.

RENT: £14,000 per annum exclusive. Rent will be payable either quarterly or monthly in advance by standing order.

DEPOSIT: The landlord will require a deposit of 3 months' rent to be held for the duration of the tenancy in a non interest bearing account.

LEASE TERMS: The premises will be let on a full repairing and insuring lease, the tenant will also need to contribute 12.5% towards any expenditure on the building on any of the parts of the building used in common i.e. the roof, gutters, rainwater pipes, drains and foundations.

EPC: The Landlord will provide the EPC, as required.

COSTS: The ingoing tenant will be responsible for part of the landlord's lease cost up to a maximum of £500 + VAT, and referencing fees of £150 + VAT per person.

VIEWING:

By appointment through owner's agents:
Maltbys Property Management Ltd. 20 Parkhurst Road,
Bexhill-on-Sea, East Sussex, TN40 1DF.

Telephone: 01424 730678
Email: Alannah.desousa@maltbys-bexhill.co.uk

November 2019

COMMERCIAL PROPERTY SPECIALISTS

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