

meridian

SURVEYORS

London Road, St. Leonards-on-Sea

Freehold Three Storey Building

Price £179,950

**Discription:**

Meridian Property are delighted to offer for sale this three storey terraced property currently used as a Butchers. The building comprises a ground floor shop, a prep room and two large chiller rooms in the basement and a kitchen area, WC and office on the first floor. To the rear of the property there is a covered store area offering access to Clarence Road. The property is to be sold with full vacant possession.

**Location:**

Located in the popular part of St Leonards on the A21 with other local businesses including ASDA, OneStop, Lloyds Pharmacy and BP Garage.

**Accommodation:**

Ground floor shop approx. 148sqft  
 Lower ground floor prep room approx. 179sqft  
 Top floor office approx. 193sqft  
 Top floor kitchen approx. 16sqft  
 WC  
 Two large freezer rooms.  
 Rear covered lobby that could be used for parking

**Amenities:**

- Busy Location
- Three Storey Building
- Shop Front
- Rear Access
- Two Large Chiller Rooms
- First Floor Office
- Prep Room

**EPC Asset Rating:**

TBC

**Rateable Value:**

The rateable value is £4250. Small business rate relief may be available.

**Possession:**

Immediate upon completion of legal formalities.

**VAT:**

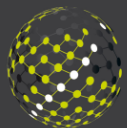
All prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves of VAT in respect of any transaction.

**Viewing:**

Strictly by appointment through the agents, Meridian Property.



	Sq ft	Sq m
<b>TOTAL APPROX:</b>	<b>600</b>	<b>55</b>



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Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.