



Clifton Chambers, Little Common Road, Bexhill-on-Sea

D1 Premises/Office/Retail

Rent £10,000pax

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# Rent £10,000pax

## **Description:**

Meridian Property are pleased to offer To Let this premises with D1 usage.

#### Location:

Located in the popular area of Little Common with good levels of footfall on a busy roundabout.

#### Accommodation:

Total area approx. 50sqm
Front Retail/Office Room approx.
10sqft
Treatment Room approx. 11sqm
Workshop approx. 9sqm
Workshop approx. 7sqm

# Amenities:

Good Levels of footfall Double Frontage D1 Usage WC Facilities Kitchen Facilities Work Rooms Electric Heating

#### Term:

A new lease for a term to be agreed.

**EPC Asset Rating:** D

#### Rateable Value:

The rateable value is £7500.

### **Legal Costs:**

Both parties legal costs to be borne by the ingoing tenants.

#### Possession:

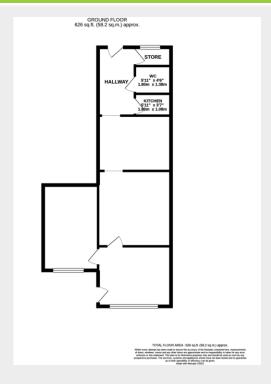
Immediate upon completion of legal formalities.

### 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
TOTAL	538	50



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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