

meridian
SURVEYORS

Tower Road West, St. Leonards-on-Sea

An Investment Opportunity

Price £800,000

10-14, Tower Road West, St. Leonards-on-Sea TN38 0RG

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Investment Opportunity:

Meridian Property are pleased to offer for sale this mixed use building/site in St Leonards on Sea.

The right hand side of the front building comprises offices arranged over four floors with WC and kitchen facilities, a basement and a workshop/store building to its rear.

The left of the front building comprises two, vacant self contained flats. In the basement there is a one bedroom flat and above is a three bedroom maisonette. Both flats are in need of modernisation.

To the rear of the yard there is a warehousing unit and a block of six garages all featuring up and over doors. To the rear of the site there is also an additional access.

There is also an option for parts of the site to be separated and sold separately subject to separate negotiations.

Accommodation:

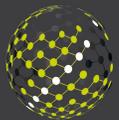
Office building approx. 1100sq ft
Basement approx. 350sqft
Warehouse approx. 2178sqft
Workshop ground floor approx. 2080sqft
Store approx. 280sqft

Term:

To be sold Freehold.

Viewing:

Strictly by appointment through the agents, Meridian Property.



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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 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.