39-41, Sedlescombe Road North, St. Leonards-on-Sea

meridian
SURVEYORS

Retail Premises To Let

Rent £25,000pax

Decription:

Meridian Property are pleased to offer To Let this large retail premises situated in Silverhill within a shopping parade with other business including ASDA Supermarket, various food outlets, BP Petrol Station, Opticians, Hair Dressers and One Stop to name a few.
This premises features ample rear parking and rear access which is ideal for deliveries. Above the retail space there is plenty of storage and facilities including WC and kitchen. There is also a large terrace on the first floor.

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Accommodation:
Retail space approx. 2380sqft
Ground floor storage approx. 400sqft
First floor area approx. 1150sqft
Total space approx. 4000sqft

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Amenities:
Large Retail Space
Part of the Silverhill Shopping Parade
Rear Access and Parking
First Floor Storage
Ground Floor Storage Rooms
Large Window Display
Roof Terrace

Term:
A new lease for a term to be agreed.

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EPC Asset Rating:
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Rateable Value:
The rateable value is £20,750.

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

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Possession:
Immediate upon completion of legal formalities.

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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.

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Viewing:
Strictly by appointment through the agents, Meridian Property.

	Sq ft	Sq m
TOTAL APPROX:	**4,000**	**371**
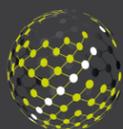
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