



**40/ 42 CODDEN SEA ROAD, LITTLE COMMON, BEXHILL-ON-SEA,  
SUSSEX, TN39, 4SL**

- **GROUND FLOOR RETAIL SHOWROOM & 1<sup>ST</sup> FLOOR STORES**
- **REAR PARKING AREA**
- **TEMPORARY LETTINGS CONSIDERED**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

Bexhill-on-Sea (population of 90,558) is one of the prosperous seaside towns situated in the historical county of East Sussex in South East England. It is located on the A259 Dover to Brighton Trunk Road and thus benefits from good road communications. London is 67 miles to the north and Eastbourne and Brighton are 12 miles and 32 respectively to the west.

Cooden Sea Road is located in the affluent suburb of Little Common approximately one mile west of Bexhill town centre. The property occupies a busy retailing position at the junction of Cooden Sea Road with Meads Road. Nearby retailers include Tesco Express, Betfred and Nationwide.

## Description

The property comprises a purpose built shop with first floor stores and WC facilities. The building is of framed construction with brick cladding under a mainly mono pitched roof and has the benefit of a lift, rear service access and rear parking for approximately 5/6 cars.

## Accommodation

The property provides the following accommodation and dimensions and has been measured on a net internal area basis.

Gross Frontage	20.71 m	67'9"
Net Frontage	7.39 m	24'3"
Return frontage	8.84 m	29'0"
Ground floor area	316.15 m <sup>2</sup>	3,403 sq ft
First floor storage	168.70 m <sup>2</sup>	1,816 sq ft
<b>Total floor area</b>	<b>484.86 m<sup>2</sup></b>	<b>5,219 sq ft</b>

## Lease

The premises are available to rent by way of a new lease for a term to be agreed at a rent of £40,000 per annum exclusive.

The lease is to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

## Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value:	£35,250
UBR (2015/2016)	49.3 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

## VAT

VAT is not chargeable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

The EPC rating is D (100). A copy of the EPC is available upon request.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH JOINT SOLE LETTING AGENTS**

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