

MAKING PROPERTY WORK

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TO LET

CLASS E – 1,300 SQ FT GROUND FLOOR SPACE PLUS BASEMENTS

17-21 Devonshire Road, Bexhill-On-Sea, East Sussex, TN40 1AW

Rent | £25,000 PAX

24 July 2026

SUMMARY

- Class E premises
- Refurbished with new suspended ceiling, kitchenette, WC and decoration
- Distinctive character building
- Over 1,300 sq ft of ground floor space
- 2x separate basements levels suitable for storage
- Suitable for various uses including retail, restaurant/bar, leisure etc.
- Busy trading area of Devonshire Road

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Basements	1,270	118
Ground	1,300	120.77
TOTAL	**2,570**	**238.77**

RENT

£25,000 per annum exlcusive of other outgoings on a new lease.

VAT

We understand the property is not elected for VAT.

BUSINESS RATES

This property will need to be re-assessed

SERVICE CHARGE

TBC.

EPC

The property has an EPC rating of C.











VIEWINGS –

Max Perkins **t:** 01323 437 901 **e:** mperkins@shw.co.uk

SHW Property

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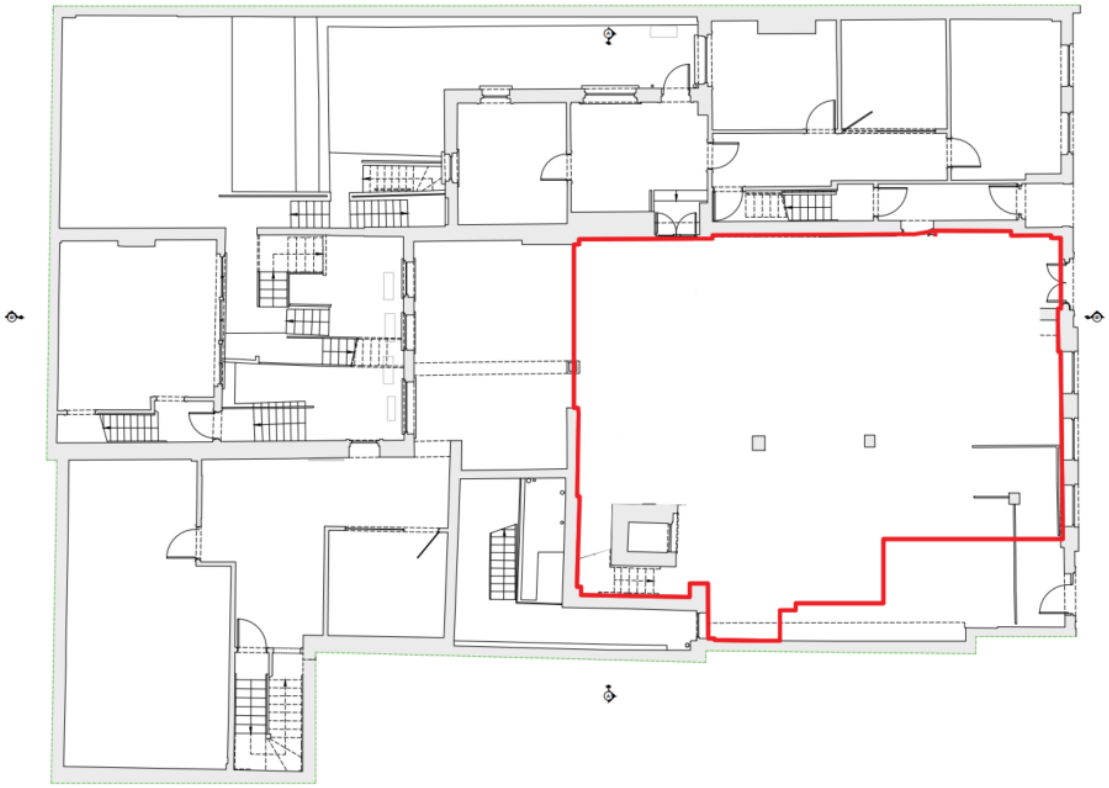
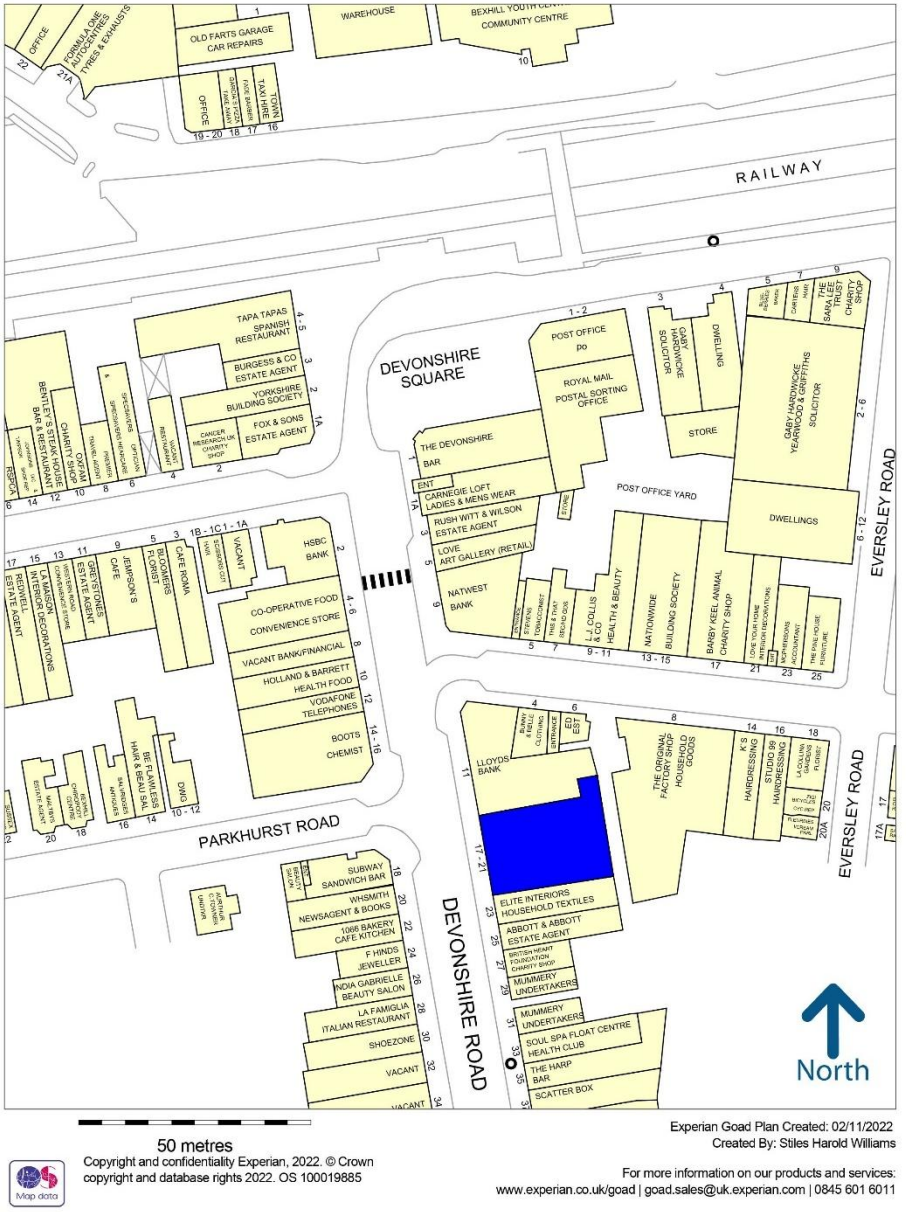


Ground Plan - Proposed - 1:100@A1

Scale in Metres
0 1 2 3 4 5



Experian Goad Plan Created: 02/11/2022
Created By: Stiles Harold Williams

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