

ST LEONARDS

130 BEXHILL ROAD TN38 8BL



Healthcare/Medical Unit To Let

LOCATION

St Leonards is an established coastal town located on the East Sussex coast, immediately west of Hastings and approximately 25 miles east of Brighton and around 60 miles south of London. St Leonards benefits from strong road communications, being served by the A259 coastal road which links the town with Bexhill, Eastbourne and Brighton, whilst the nearby A21 provides direct access northwards to the national motorway network including the M25. The town is well served by rail communications, with St Leonards Warrior Square Station providing regular services to London Charing Cross, London Bridge, Brighton and Eastbourne.

St Leonards-on-Sea forms part of the wider Hastings urban area, which has an approximate resident population of 92,000 (2021 UK Census). The population increases during the summer months as a result of tourism and seasonal visitors attracted to the Sussex coastline.

ACCOMMODATION

The property comprises a ground floor former pharmacy premises. It benefits from dual frontage onto Bexhill Road and Filsham Road, and allocated parking.

Approximate dimensions and gross internal floor areas are as follows:-

Gross Frontage	18.3 m	60 ft
Internal Depth	11.3 m	37 ft
Internal Width	11.0 m	36 ft
Ground Floor GIA	119 sq m	1,286 sq ft

TERMS

This property is available by way of a new effectively full repairing and insuring lease at a commencing rent of **£30,000 per annum**.



ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

RATING ASSESSMENT

Rateable Value from April 2026 £34,000

Prospective occupiers should make their own enquiries to verify this information.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

www.cradick.co.uk

Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001

Cradick Retail LLP for themselves and the vendors of this property whose agents they are give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 1998 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website www.cradick.co.uk.





LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

Jack Pearman
01892 707511
07483 361559
jpearman@cradick.co.uk

Alex Standen
01892 707577
07770 935263
astanden@cradick.co.uk

Subject to Contract and Exclusive of VAT



www.cradick.co.uk

Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001



Cradick Retail LLP for themselves and the vendors of this property whose agents they give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 1998 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website www.cradick.co.uk.