



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.

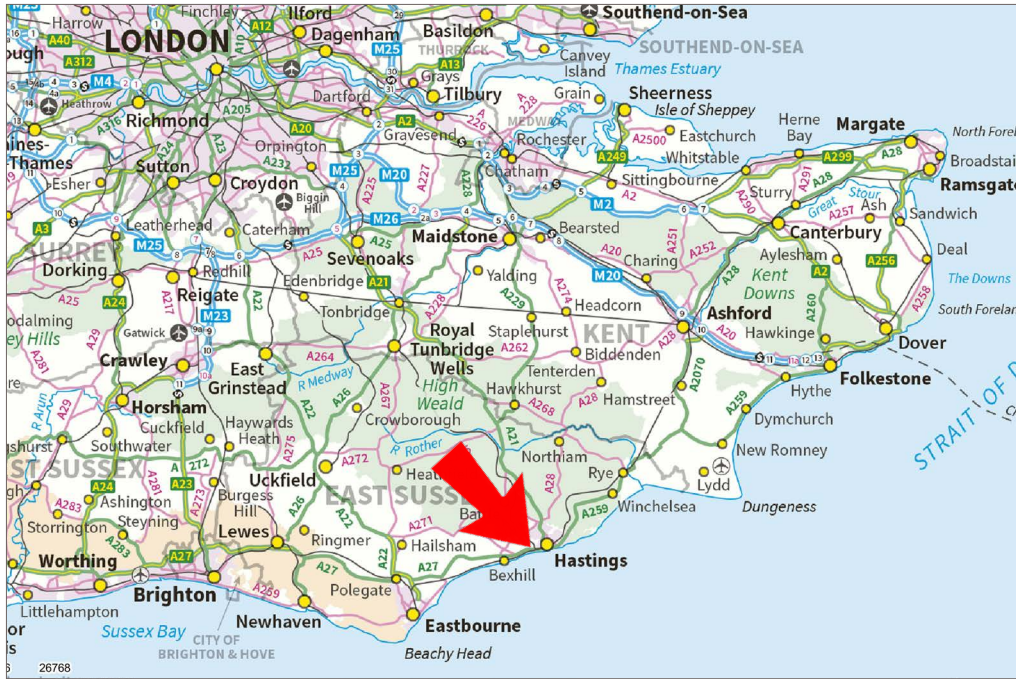
RATING ASSESSMENT

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.



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:-

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Subject to Contract and Exclusive of VAT

