



## 20 Endwell Road, Bexhill-on-Sea, TN40 1EA

### RETAIL/ OFFICE/ LEISURE PREMISES AVAILABLE NEXT TO BEXHILL STATION – TO LET/ FOR SALE

- Initial Rent - £13,500 pax
- Rent free period available
- Freehold - Offers in excess of £170,000
- Next to Bexhill Railway Station
- 100% Small Business Rates Relief
- Suitable for a variety of uses including retail, office, medical and leisure
- Prominent frontage

## Summary

<b>Available Size</b>	1,340 sq ft
<b>Rent</b>	£13,500 per annum exclusive of rates, bills, VAT and all other outgoings.
<b>Rates Payable</b>	£3,354 per annum This property qualifies for 100% small business rates relief.
<b>Rateable Value</b>	£7,800
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (107)

## Description

Commercial space over ground floor and basement, suitable for a variety of uses including retail, office, medical and leisure. The ground floor comprises a sales area to the front, with a further space to the rear and W/C. The basement comprises storage space. There is side access for deliveries.

The space is currently occupied as a Martial Arts centre throughout. The current occupant is vacant in July 2026.

## Location

The property is situated on the southern side of Endwell Road, in between the junctions intersecting Sea Road and Wilton Road in Bexhill-on-Sea. Bexhill railway station is just north of the subject with the De La Warr to the south. Nearby occupiers include Best Tile Boutique, USA Fried Chicken, Talbot Associates, The Post Office, in addition to an array of local and national occupiers.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,019	94.67
Basement	321	29.82
<b>Total</b>	<b>1,340</b>	<b>124.49</b>

## Terms

Available to let by way of a new full repairing and insuring lease at an initial rent of £13,500 pax on terms to be agreed, with a fixed increase to £15,000 pax.

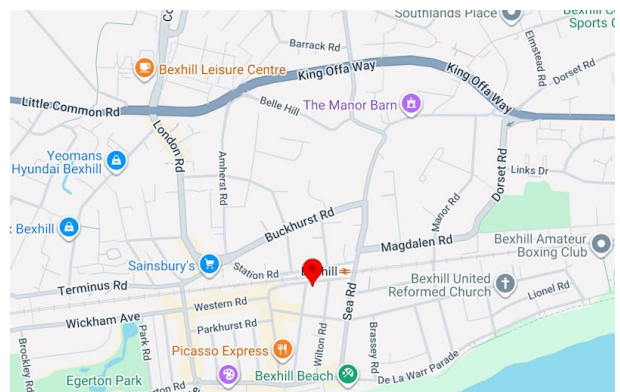
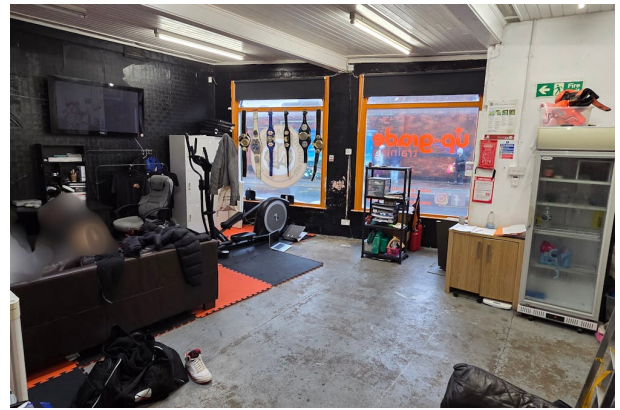
A rent-free period is available, subject to fitout.

The Freehold is also available to purchase with offers invited in excess of £170,000.

The current tenant has given notice to vacant in July 2026.

## AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.



## Viewing & Further Information

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