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**Warehouse & Large Yard For Sale**  
**Potential Self Storage Business Opportunity**  
**371 BEXHILL ROAD, ST LEONARDS-ON-SEA TN38 8AJ**



**LOCATION**

Situated on the main A259 Coast road being approximately 2.5 miles from Bexhill town centre in the west and Hastings in the east. The premises are approached via a private drive right behind other properties facing Bexhill Road. Travelling from the west along Bexhill Road Bridge Way is a turning on the right with a branch of **Setyres** on the left. The private drive is immediately next on the right. **Yeomans Peugeot** is a few yards further east.

**ACCOMMODATION**

The premises comprise a warehouse, adjoining some flats which are in separate freehold ownership, together with a large yard which is full of containers. In more detail the premises are arranged as follows:

Personal door to:

**Entrance lobby** Stairs & corridors to flats. Door to:

**Main warehouse**

**Inner lobby** Pedestal hand basin with electric water heater over.  
Doors to:

**2 cloakrooms** Each with low level w.c.s.

**Storage area 1** 36'3" x 27'6" (11.0m x 8.4m) **997 sq ft (92.6 sq m)**  
Height to underside of beam 11'9" (3.6m)  
Height to apex 20'6" (6.2m)  
Strip lights. Archway to:

**Storage area 2** 35'9" x 19'9" (10.9m x 6.0m) **706 sq ft (65.6 sq m)**

**Office 1** 8' x 14'6" (2.4m x 4.4m) **116 sq ft (10.8 sq m)**  
Strip lights + carpet.

**Office 2** 8' x 10'6" (2.4m x 3.2m) **84 sq ft (7.8 sq m)**

continued

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## 2. 371 Bexhill Road, St Leonards

**Kitchen** 10' x 8' (3.0m x 2.4m) **80 sq ft (7.4 sq m)**  
Sink unit with cupboards under, worktop + space for fridge.

From Storage area 2, staircase to:

### Mezzanine

Overall  
27'6" x 36' (8.4m x 11.0m)  
**990 sq ft (92.0 sq m)**



From Storage area 2, large archway to:

**Storage area 3** 27'3" x 80'6" (8.3m x 24.5m) **2,194 sq ft (203.8 sq m)**  
Height to underside of beam 12' (3.7m)  
Height to apex 21' (6.4m)  
Within this area is a loading bay, 9'3" x 13' (2.8m x 4.0m)  
with roller shutter door to yard 11'6" [w] x 13' [h] (3.5m x 4.0m).

### Summary of Areas

Storage areas 1, 2 & 3 - 3,897 sq ft (362.0 sq m)

2 offices + kitchen - 280 sq ft (26.0 sq m)

Mezzanine floor - 990 sq ft (92.0 sq m)

**Total Overall Area 5,167 sq ft (480.0 sq m)**

### Outside

There is a large, L-shaped yard of approx. 13,275 sq ft (1,233.2 sq m) which is gravelled and provided good parking and loading access. Currently there are a large number of containers and one Portakabin workshop. Outside the main yard is a further car parking area in front of the seven flats with 1 space allocated per flat. The driveway leads from the yard to Bexhill Road. There is a small timber shed included in the title.

We are informed that the owners of the flats are required to contribute to maintenance of the driveway from the flats to Bexhill Road.

### PLANNING

Under Application No. HS/FA/99/00381 consent for change of use from car sales, service & repairs to storage and distribution of furniture was granted in August 1998. Operating hours under this permission are 8am to 7pm, Monday to Friday, 8am to 5pm on Saturday. No Sundays or Bank Holidays without prior approval.

continued

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Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

**3. 371 Bexhill Road, St Leonards**



**TERMS**

Offers in the region of £650,000 for the freehold interest. This is to include, if required, the containers which are owned. Ten 20' containers are currently rented at £10 per week each on a non-contractual basis and could easily be returned if not required.

**N.b.**

The premises lend themselves well for a self-storage facility. The main warehouse building could be divided up into a number of self-contained storage bays and there is the ability to let the various containers separately.

**RATES**

Rateable value

Local Authority: Hastings

Current: £20,750

SBR (22/23): 49.9p

April 2023: £24,500

**VAT**

Under the Finance Act 1989 VAT may be chargeable on the price. It is recommended that a prospective purchaser should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

**SERVICES**

The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

**EPC**

The Vendor has been advised that an energy performance certificate may be required.

**VIEWING**

Strictly by prior appointment with agents, **Lawson Commercial**.

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continued

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**371 Bexhill Road, St Leonards**

