



265 LONDON ROAD ST LEONARDS-ON-SEA, TN37 6NB

**£225,000
FREEHOLD**

****For Sale by Auction 10th December**** Guide Price £225,000+. A four storey freehold mixed-use building being sold with vacant possession. The property is currently trading as a bakery with ancillary rooms in the basement and a three bedroom maisonette over the upper two floors. The property benefits from a good-sized rear garden and offers potential for an owner occupier to continue the existing use or a developer/investor to reconfigure the property, subject to the necessary planning consents.

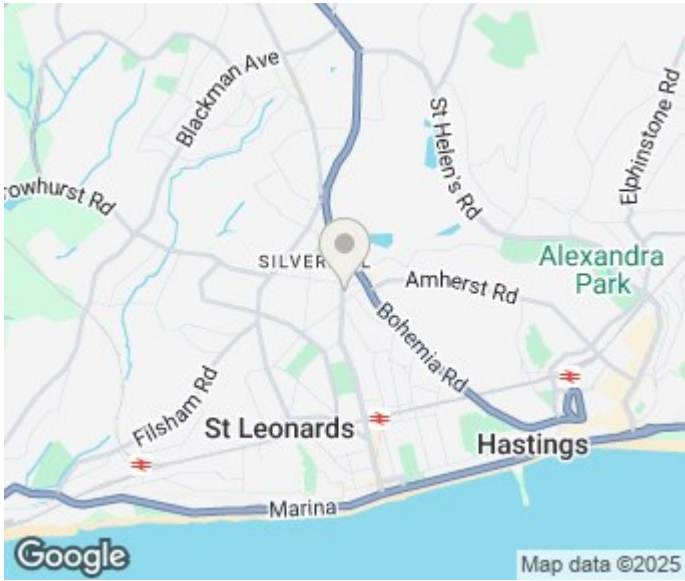
The property benefits from excellent foot traffic and visibility, making it an ideal opportunity for those looking to establish or expand their business.

Interested parties are advised to review the legal pack prior to bidding. For further details, please contact Nicholas James.

**Nicholas
James**
SALES LETTINGS AUCTIONS







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

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James
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