



40–42 Cooden Sea Road
Bexhill-on-Sea TN39 4SL

CGI FOR IDENTIFICATION ONLY



Mixed-use development opportunity for sale in Bexhill-on-Sea

- Site with planning consent for alterations and extensions of existing building as former supermarket (A1) on the ground floor, store and 1 No flat (C3) on the first floor to provide 3 commercial units (A1/A2) and 2 flats (C3) on the ground floor, 4 flats on the first floor and 3 flats on the second floor.
- 3 x 1 bedroom flats and 6 x 2 bedroom flats
- 5 off street parking spaces
- Option of installing lift
- Working drawings
- Plot measuring approximately 8,065ft²
- Walking distance to Cooden Beach station
- Freehold
- Vacant possession
- Offers in excess of £685,000

Description

The existing property was previously utilised as a supermarket on the ground floor with first floor storage and 1 x 3 bedroom flat fronting Cooden Sea Road. Site with planning consent for alterations and extensions of existing building as former supermarket (A1) on the ground floor, store and 1 No flat (C3) on the first floor to provide 3 commercial units (A1/A2) and 2 flats (C3) on the ground floor, 4 flats on the first floor and 3 flats on the second floor. Internal access is highly recommended to view the commercial units as they would only need minimal works due to them already being in a shell and core condition.

Buyers note

All of the planning conditions have been discharged, the building regulations have also been approved. There are also working and structural drawings in place allowing works to start imminently.

Highfield

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Investments

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Residential schedule

Unit	Floor	Beds	GIA (sq m)	GIA (sq ft)
1	Ground	1	58	624
2	Ground	1	55	592
3	First	2	68	732
4	First	2	89	958
5	First	2	72	775
6	First	1	55	592
7	Second	2	70	753
8	Second	2	85	915
9	Second	2	67	721
Total GIA			619	6,653

Commercial schedule

Unit	Floor	Description	GIA (sq m)	GIA (sq ft)
1	Ground/North Unit	A1/A2	59	635
2	Ground/Middle Unit	A1/A2	37	398
3	Ground/South Unit	A1/A2	56	602
Total GIA			153	1,635

Location

The site is located in the heart of Little Common, which is a small village adjacent to Bexhill-on-Sea, East Sussex. Bexhill-on-Sea is a typical seaside resort with a wide sand and shingle beach. The high street boasts high street retailers and independent shops. The pioneering De La Warr Pavilion is a centre for the arts, with exhibitions, events and entertainment. Just a short walk from the town centre lies Egerton Park, which offers a children's play-zone, fitness area and tennis courts. Little Common Primary school is 0.1 miles away and is rated 'good' by Ofsted. For Secondary schools, Bexhill High Academy is 'good' and St Richard's Catholic school and Glyne Gap school are both 'outstanding'.

Transport

Little Common is around 60 miles from London and can be reached via the A21, which leads to Junction 5 of the M25. Hastings is around 6 miles away and Brighton is around 30 miles away. Train links are good. Cooden Beach Station is within walking distance, with direct trains to London Victoria taking 1 hour 50 minutes and to Ashford International taking 62 minutes.

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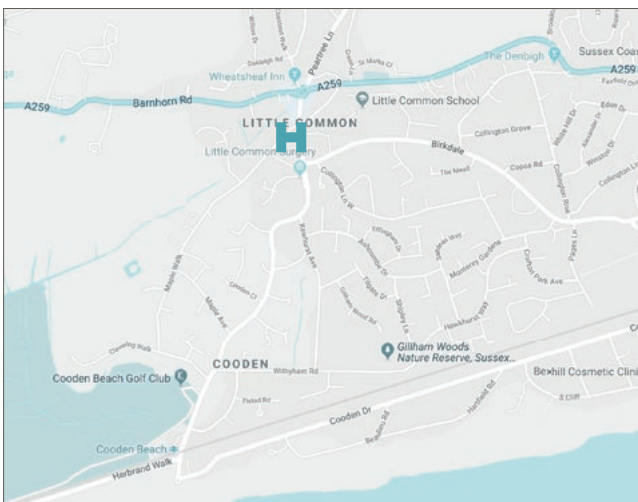
Existing site



Planning permission

Planning permission was granted on the 8th September 2020 under the application number: RR/2020/1170/P for alterations and extensions of existing building as former supermarket (A1) on the ground floor, store and 1 No flat (C3) on the first floor to provide 3 commercial units (A1/A2) and 2 flats (C3) on the ground floor, 4 flats on the first floor and 3 flats on the second floor.

Area map



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Access

Access is to be made strictly by appointment only with sole agent's Highfield Investments.

Additional information

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

VAT

We have been advised that VAT is not applicable.

Financial contributions

The property is liable for the CIL charge payment of approximately £21,950.

Tenure

Freehold.

Terms

We are inviting offers in excess of £685,000 for the freehold interest.

Site plan



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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

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