



**Redwell Estates**  
Independent Estate Agents

**£650,000**

Sales ■ Lettings ■ Property Management ■ Commercial



# Burnside Mews Business Park

## London Road

### Bexhill-On-Sea

#### Sussex

##### TN39 3LE

### UNIT 3 BURNSIDE MEWS

1,320  
RENT = £10,750

### UNIT 4 BURNSIDE MEWS

2,160  
RENT = £16,750

### UNIT 5 BURNSIDE MEWS

2,400  
RENT = £17,500

### UNIT 6 BURNSIDE MEWS

321  
RENT = £3,852

### UNIT 6A BURNSIDE MEWS

600  
RENT = £6,000

### UNIT 6B BURNSIDE MEWS

264  
RENT = £3,696

### INFORMATION

The total size area extends to some 0.4 acres and has good vehicular access from London Road, Bexhill. The units comprise of a mix of single and two storey commercial buildings providing a range of use from car workshops, storage and other commercial uses with a built area of 7,065 sq. ft.

This Lot is to be offered on an unconditional basis subject to the tenancies shown in these particulars of sale. Clearly the site offers huge potential to redevelop and improve these buildings. These details show an initial idea of how a commercial scheme could be developed on the site subject to first obtaining necessary permissions to do so. Buyers may wish to also consider alternative development opportunities and given the footprint of the existing buildings there may be potential for a mews style residential development. Buyers should note this is an unconditional sale and should take forward their own development ideas and make their own planning enquiries. Buyers are deemed to have carried out their own due diligence and planning enquiries in respect to their intended use/ development prospects. Please call Redwell Estates on 01424 224242 and book a viewing.

### Viewings

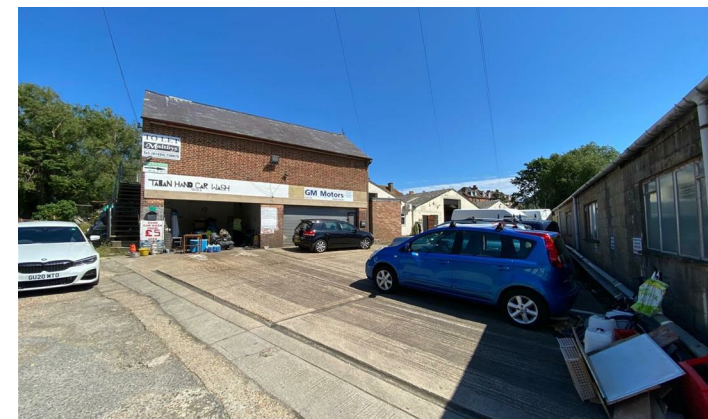
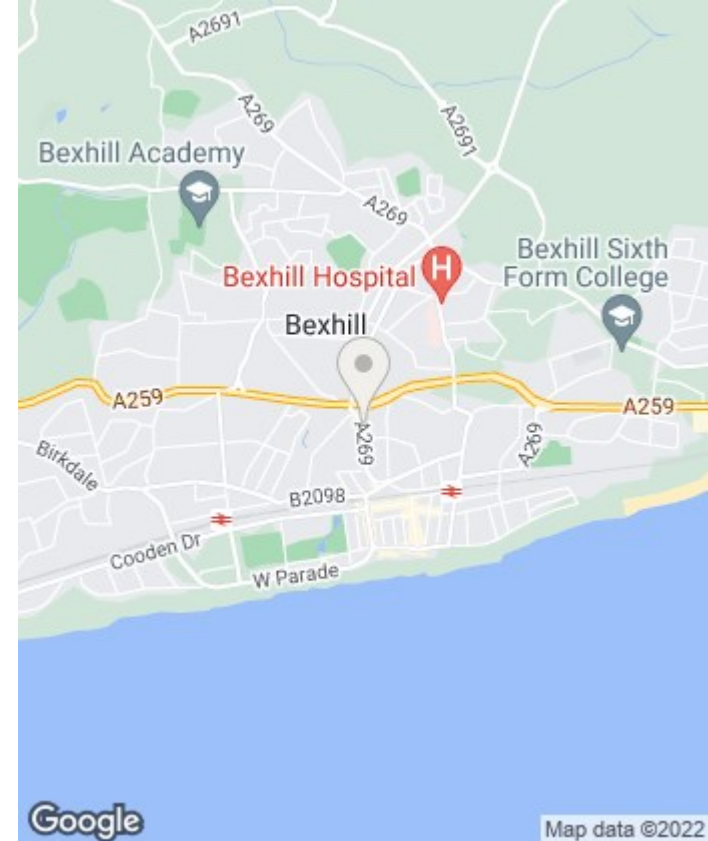
All enquiries to Redwell Estates Land & New Homes. Telephone 01424 224242 or email [patrick@redwell-estates.co.uk](mailto:patrick@redwell-estates.co.uk). Viewings by appointment

### MONEY LAUNDERING REGULATIONS

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. We therefore are required to attain photographic copies of ID (Passport and Drivers License), proof of residence and proof of funds in order to carry out these checks once an offer has been received. The system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. A record of the search will be retained.

### Landowners

If you are a Landowner and have land to sell, please contact us on 01424 224242. If you are a housebuilder/ developer and we are not having a conversation then please call us at Redwell Estates Land & New Homes on 01424 224242



[www.redwell-estates.co.uk](http://www.redwell-estates.co.uk)

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All appliances listed in these details are only listed 'as seen' and have not been tested by any member of staff at Redwell Estates. Floorplans are given as an assistive tool as a general guide to room layout and design only. They must not be relied upon for any purpose. Measurements have been taken using a Disto laser measuring appliance. These details are offered on the understanding that all negotiations are to be made via Redwell Estates. Neither these particulars, nor verbal discussions, form part of any offer or contract and their accuracy cannot be guaranteed. Redwell Estates Limited trading as Redwell Estates. Redwell Estates Limited registered in England: 24 Southfield, Polegate, East Sussex, BN26 5LX. Company No 07648256. VAT Registration No GB 120 6407 57. **MONEY LAUNDERING** Redwell Estates are duty bound by Government legislation to carry out money laundering and background checks using the Know Your Customer guidelines (KYC) on its clients and customers. We are required by law to ask for proof of your identity, proof of your address and who the beneficiary of the property is. We will also ask you for a copy of your driving license, passport and copies of your utility invoices (Gas & Electric) which show your address. We will also need your date of birth for verification. Redwell Estates uses online agencies to carry out background checks matching information against the electoral roll, credit reference agencies and Government lists. For more information, please e-mail [admin@redwell-estates.co.uk](mailto:admin@redwell-estates.co.uk)