



ARIES LAND UK Land Finders

The Mall Western Road, Bexhill-On-Sea, TN40 1DY

£875,000



The Mall Western Road, Bexhill-On-Sea, TN40 1DY

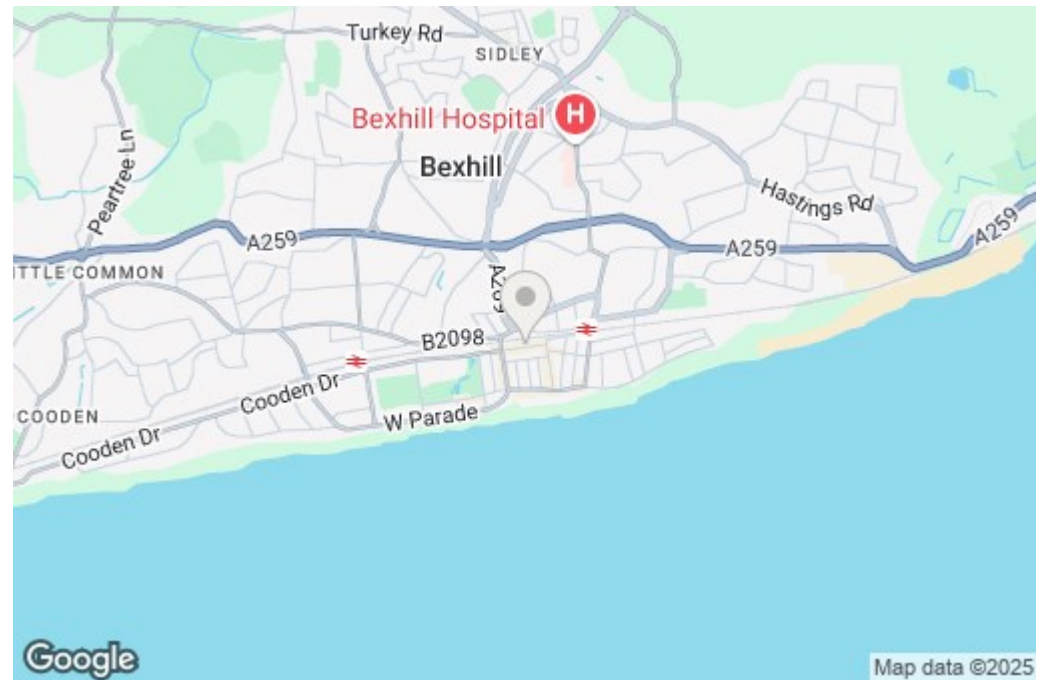
Revitalize Bexhill's Heart! A unique opportunity to purchase Bexhill Mall, Western Road, Bexhill, with potential for redevelopment into a vibrant residential and commercial hub.

Key Features

- Prime location next to Wetherspoons in Bexhill town centre
- Opportunity to revive the mall's former glory and create a thriving community hub
- Current owners open to joint venture or outright purchase discussions
- Sizeable annual income from existing shop and residential flat rentals- - EPCs available

Planning Considerations - Previous planning permission (granted July 17, 2020) has expired, offering the opportunity to submit new plans and reimagine the development.

Get Involved Contact Patrick Stappleton at 07974 380070 or patrick@ariesland.net to explore this exciting opportunity and help bring new life to Bexhill's town centre."



Location

Bexhill-on-Sea Highlights

1. Beautiful beach and promenade: Perfect for relaxation and leisure activities.
2. Independent town centre: Unique shops, restaurants, and the De La Warr Theatre add to its charm.
3. Convenient transport: Mainline railway station connects to London (approx. 60 miles away) and other nearby towns.
4. Holiday destination: Attracts visitors from London and beyond for day trips or longer stays.
5. Great place to live: With its own character and amenities, Bexhill-on-Sea offers a desirable quality of life for its 45,000 residents.

Site & Planning

Bexhill Town Centre Opportunity

This former mall and adjoining shop units, situated in the heart of Bexhill's main shopping thoroughfare (Western Road), offers a prime development opportunity.

Key Features

1. Prime location: Next to Wetherspoons in the town centre
2. Existing income stream: Sizeable income from commercial units, including an operational Dojo gym
3. Local enthusiasm: Strong support for redevelopment, with potential encouragement from Rother District Council
4. Previous planning consent: Approved on July 17, 2020 (Application No: RR/2019/2302/P), although it has lapsed, provides a basis for future development plans

Previous Planning Proposal

1. Residential units: 11 flats (7 x 1-bed on the first floor, 4 x 1-bed, and 1 x 2-bed in the loft extension)
2. Retained commercial space: Ground floor retail units, indoor market, and arcade

This property has potential for redevelopment and revitalization, offering opportunities for residential and commercial growth. Contact Patrick Stappleton at 07974 380070 or patrick@ariesland.net to explore this opportunity further.

INFORMATION

This notice highlights important details about the property listing:

Key Points

1. Appliances: Not tested, listed as "seen" only.
2. Floor plans: Approximate, for guidance purposes.
3. Measurements: Approximate.
4. Particulars: Do not constitute an offer or contract.
5. Representations: Aries Land UK cannot provide warranties or representations about the property.
6. Purchaser responsibility: Verify important details with Aries Land UK or vendors.

Recommendations

1. Verify information: Contact Aries Land UK or vendors to confirm important details.
2. Inspect property: Thoroughly inspect the property to identify any issues.
3. Seek professional advice: Consult experts, such as solicitors or surveyors, to ensure informed decision-making.

If you have any questions or concerns, call 07974 380070 or email patrick@ariesland.net.

Agent's Note Summary: The agent's note highlights the following:

1. Particulars for guidance only: Believed to be accurate but not guaranteed.
2. No contractual basis: Particulars do not form part of an offer or contract.
3. Buyer's responsibility: Intending purchasers must verify accuracy through inspection or other means.
4. No authority for representations: Agents cannot make or give representations or warranties about the property. This note emphasizes the importance of due diligence and verification by potential buyers.

Terms of Business Summary

Aries Land UK's terms outline the following key points:

Fees

- 2% of the final acquisition price Including VAT (20%)
- Invoiced on exchange of contracts
- Set Payment Terms
- Fees are due on legal completion and paid immediately on completion.

Applicability

- Applies to associated companies, subsidiaries, mergers, or new company formats
- Also applies to contract or option agreements assigned to a third party

Confirmation

- Buyers must confirm in writing/email their agreement to pay fees

Important Notes

- Aries Land UK does not provide representations or warranties about the property - Buyers are responsible for verifying important information

If you have any questions or concerns, contact Aries Land UK at 07974 380070 or patrick@ariesland.net.

VIEWINGS: To view this property, please call Patrick Stappleton on 07974 380070 or email him on patrick@ariesland.net. Viewing is by appointment only through the agent.

MONEY LAUNDERING: In Line with Money Laundering, Terrorist Financing and Transfer of Funds (Information of the payer) regulations 2017 as a regulated profession, we are duty bound to carry out due diligence on all clients to confirm their identity. Proof of funds and the source of those funds that are being used to purchase the property and beneficial ownership of the property will be required. We will request the following information from you so we can proceed with the sale or purchase of the property. Photographic copies of your ID (passports/ driving licence) proof of residency, proof of funds and the source of those funds will be required and these checks will be carried out once instructions are received or an offer has been received. We will use online verification services (Landmark) to assist us in obtaining this information and a record of the search will be retained by us. This is not a credit check and will not affect your credit history. We may make a small charge to cover our costs.

Patrick Stappleton



07974 380070



patrick@ariesland.net



www.ariesland.net