



Prominent Lock-Up Shop – To Let  
Suitable for Alternative Uses (Class E)



## LOCATION

Hailsham is an historic market town situated within the Wealden district of East Sussex, c.16 miles west of Hastings and c.23 miles north of Eastbourne with a population of 20,476 (2011 census).

Hailsham benefits from a mainline train station as well as being within a short driving distance to the A27 via the Hailsham Bypass.

The subject premises forms part of an established parade of shops on North Street at its junction with the high street, adjoining **Tesco with surface customer parking for c.250 cars.**

National occupiers of note represented on the high street include **Poundland, Costa, Subway, Domino's** and **Iceland** and the town benefits from two shopping centres with tenants including **Asda, Waitrose, Boots, Superdrug, Specsavers** and **Holland and Barrett.**

## ACCOMMODATION

The property is arranged over ground floor only with the following approximate dimensions and net internal area:-

Display Frontage	12.50 m	41 ft 0 ins
Internal Width (max)	11.58 m	38 ft 0 ins
Shop and Built Depth	14.94 m	49 ft 0 ins
<b>Ground Floor Sales</b>	<b>170.48 sq m</b>	<b>1,835 sq ft</b>

## TERMS

The property is available by way of a new 10 year effectively full repairing and insuring lease at a commencing rental of **£20,000 per annum**, subject to 5 yearly upward only rent reviews.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

## RATING ASSESSMENT

Current Rateable Value	£18,000
Rate in the £ (2022/23)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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