



Prominent High Street Premises – To Let

LOCATION

Uckfield is an affluent market town in East Sussex on the A22 approximately 16 miles south west of Tunbridge Wells and 18 miles north east of Brighton, with a population of c.14,500.

The premises are located within a freestanding building with a fully glazed frontage on the ground floor. The property occupies a prominent position at the lower end of the High Street, a short walk from the train station and the town's main car parks and supermarkets.

Uckfield is home to a good mix of good quality independent and national retailers. Notable occupiers nearby include **WHSmith, Clarks, Waitrose, Costa, Card Factory, Carvills** and **Specsavers** amongst others.

ACCOMMODATION

The property is arranged over the ground and first floors, with the following approximate dimensions and net internal floor areas:-

Internal Width	11.7 m	38 ft 5 in
Shop Depth	19.5 m	64 ft 0 in
Ground Floor Sales	239.87 sq m	2,582 sq ft
Raised Ground Floor Ancillary	30.10 sq m	324 sq ft
Total NIA	269.97 sq m	2,906 sq ft

WC

The property has five car parking spaces at the rear.

TERMS

The property is available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed, at a commencing rent of **£55,000 per annum**. The lease will be subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within Band C. A copy of the EPC is available upon request.

RATES

Current Rateable Value	£46,250
Rateable Value from 1st April 2023	£49,750
Rate in the £ (2022/23)	49.9p

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

LEGAL COSTS

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

CONTACT

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

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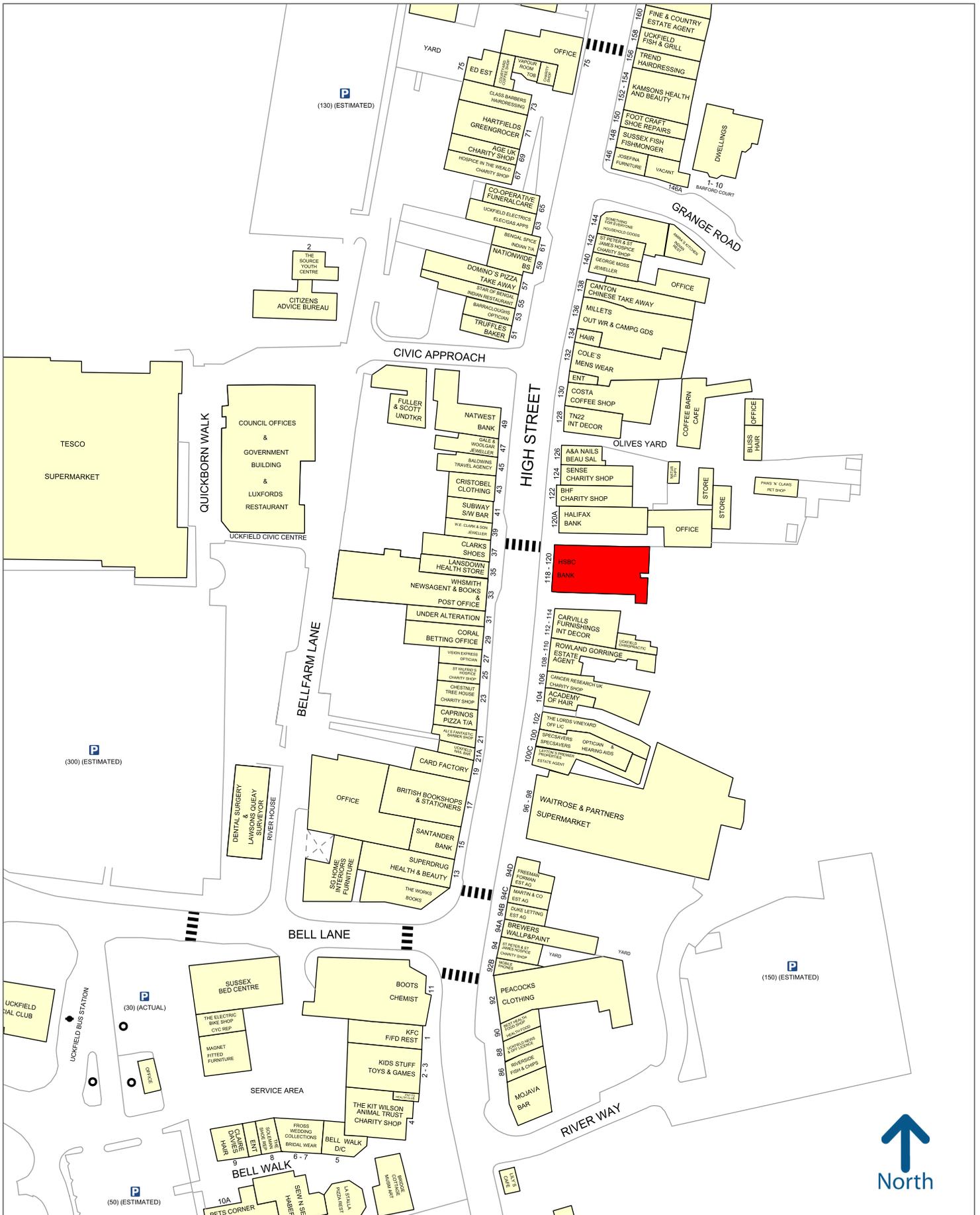
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Subject to Contract and Exclusive of VAT (if applicable).





50 metres

Experian Goad Plan Created: 15/07/2022
Created By: Cradick Retail



