



FROSS WEDDING COLLECTIONS

"Perfect dresses ...

for your special day"



Attractive Market Town Shopping Centre
Retail Unit + Parking – 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 property occupies a prominent position within the Bell Walk Shopping Centre, a short walk from the train station and the town's main car parks and supermarkets. Other occupiers within the centre include **Boots, Magnet, KFC** and **Pets Corner** while notable occupiers on the high street include **Waitrose, Peacocks, Superdrug, The Works, Sussex Stationers** and **Card Factory**.

ACCOMMODATION

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

Gross Frontage	12.03 m	39 ft 6 ins
Internal Width (max)	11.76 m	38 ft 7 ins
Shop Depth	8.00 m	26 ft 3 ins
Ground Floor Sales	90.48 sq m	974 sq ft
First Floor Storage	50.16 sq m	540 sq ft
Total	140.64 sq m	1,514 sq ft

The property benefits from rear access and loading, and **one parking space**.

TERMS

The property is available by way of a new ten year full repairing and insuring lease at a commencing rental of **£20,000 pa** subject to a mid-term upward only rent review.

ENERGY PERFORMANCE CERTIFICATE

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

RATING ASSESSMENT

Current Rateable Value	£18,250
Rate in the £ (2023/24)	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

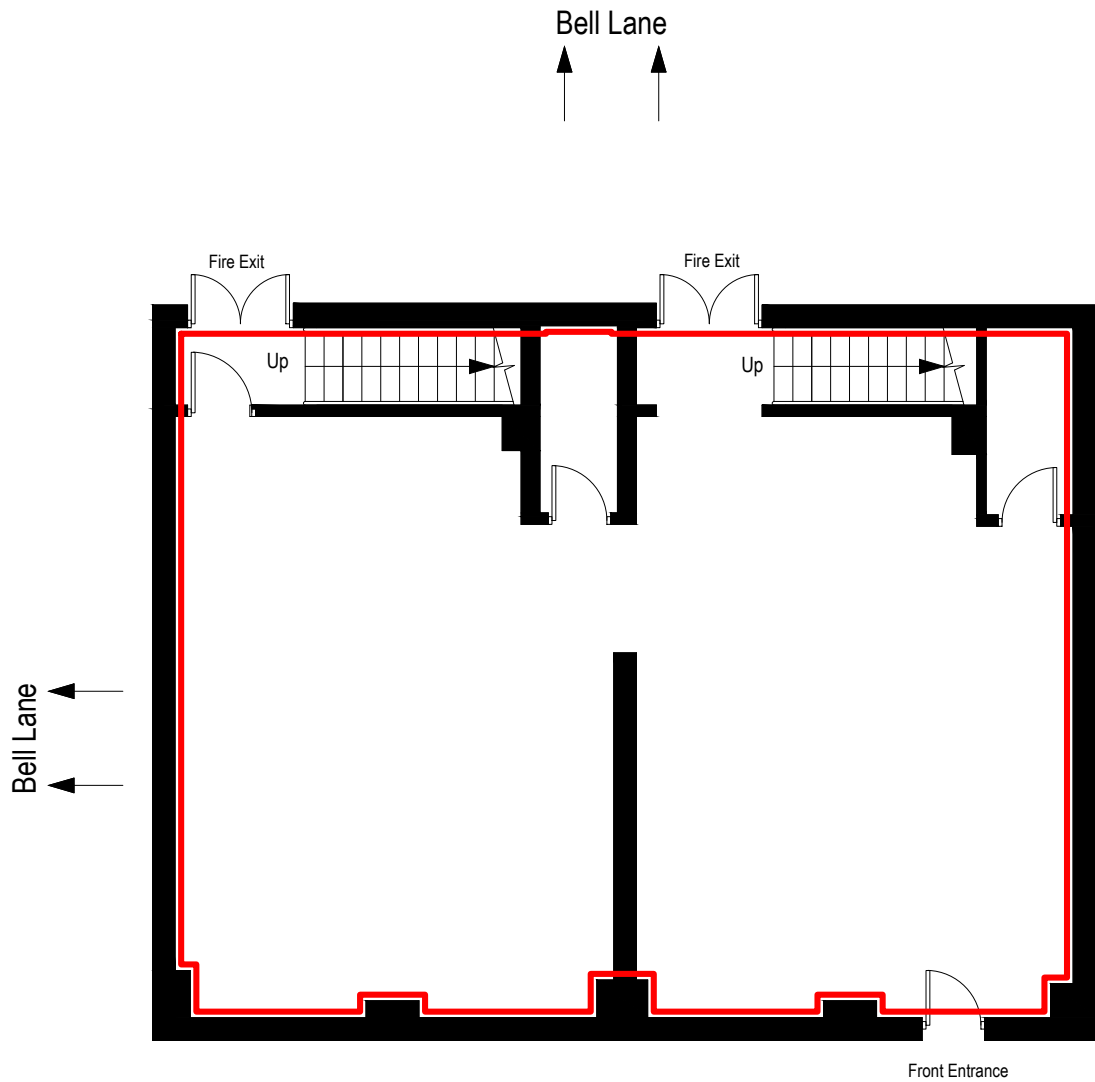
For further information or to arrange an inspection of the property please contact sole agents:-

Josh Heap
01892 707502
07538 492812
jheap@cradick.co.uk

Andrew Morrish
01273 617141
07919 172115
amorrish@cradick.co.uk

Subject to Contract and Exclusive of VAT

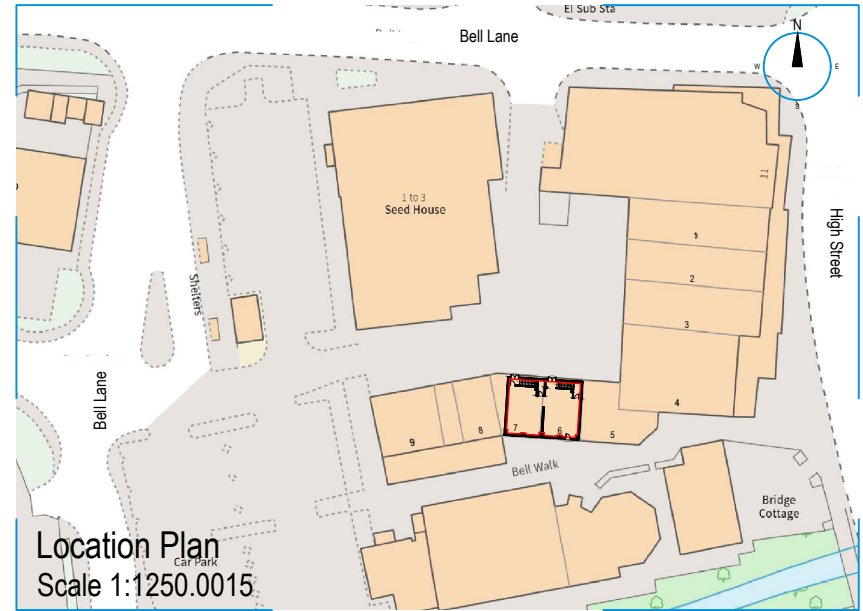




Front Entrance

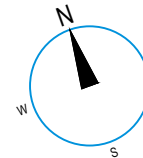
Bell Lane

High Street



Location Plan
Scale 1:1250.0015

Scale 1:100 @ A4



PROJECT	Unit 6-7 Bell Walk Uckfield TN22 5DQ
DRAWING TITLE	Ground Floor Plan
SCALE	1:100 @ A4
Land Registry Compliant Lease Plan	
DRAWN BY	DATE OF INSPECTION
RB_14/04/23	13/04/23
QA ASSESSOR	DRAWING NO.
GC	10117503_A1

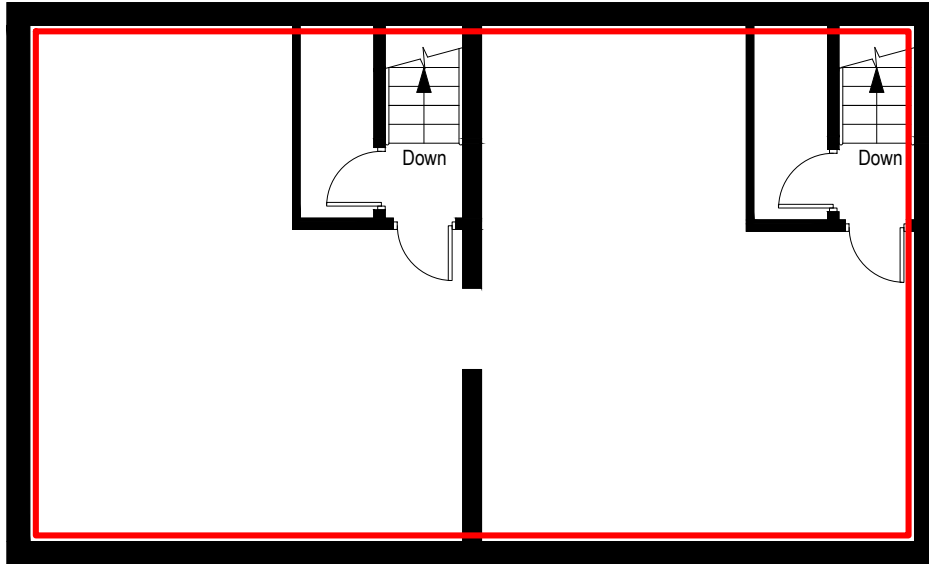


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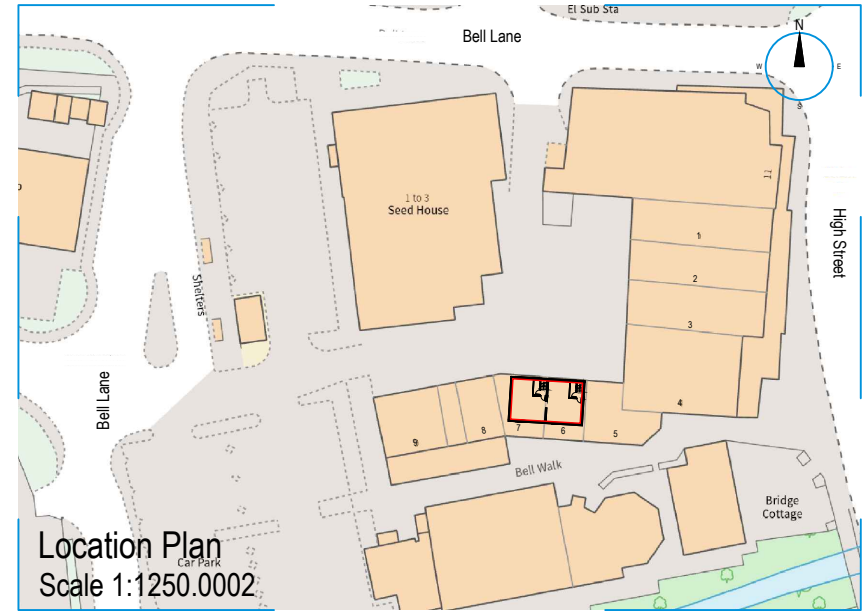
The information provided within this drawing is to be used for Land Registry purposes only.

Bell Lane
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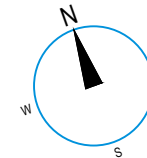
Bell Lane
↑ ↑

High Street
↑ ↑



Location Plan
Scale 1:1250.0002

Scale 1:100 @ A4



PROJECT	Unit 6-7 Bell Walk Uckfield TN22 5DQ
DRAWING TITLE	First Floor Plan
SCALE	1:100 @ A4
Land Registry Compliant Lease Plan	
DRAWN BY	DATE OF INSPECTION
RB_14/04/23	13/04/23
QA ASSESSOR	DRAWING NO.
GC	10117503_A2



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