



10 George Street, Hailsham, BN27 1AE

COMMERCIAL PREMISES AVAILABLE IN HAILSHAM – TO LET

- Rent - £10,000 pax
- 100% Small business rates relief
- Suitable for a variety of uses
- Central, prominent location

Summary

Available Size	488 sq ft
Rates Payable	£3,440 per annum This property qualifies for 100% small business rates relief.
Rateable Value	£8,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

Retail space over ground floor comprising a sales area to the front with W/C and additional space to the rear. The space is currently occupied as a tattoo studio. The unit is suited to a variety of uses including retail, office and leisure.

Location

Situated on the northern side of George Street in Hailsham, just east of the junction intersecting Victoria Road. Hailsham Pavilion Theatre and Cinema is just east of the subject, with vicarage field to the northeast. Nearby occupiers include Wildfire Vape, Barwell's Solicitors, Asda and Nationwide, in addition to an array of other local and national occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	488	45.34
Total	488	45.34

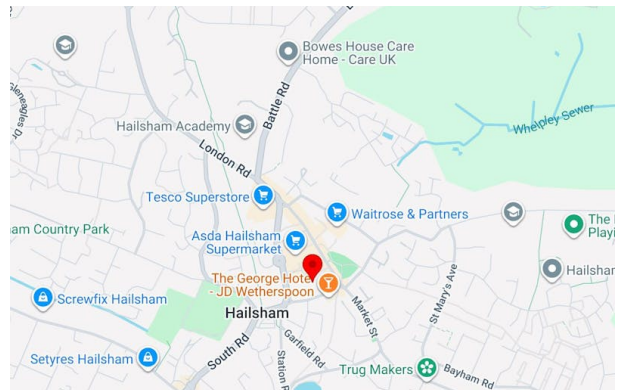
Terms

Available by way of assignment of the existing lease, ending May 2030 at a rent of £10,000 pax.

Alternatively, the landlord may consider a simultaneous surrender and re-grant of a new lease.

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.



Viewing & Further Information

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