



**4A St. Marys Walk**

Hailsham, BN27 1AF

**Town Centre Retail  
Premises to let/assignment  
located at St.Mary's Walk  
between the High Street &  
car park at North Street  
Hailsham £6,800pa**

**364 sq ft**  
(33.82 sq m)

- Small retail unit to let in town centre position
- Considered suitable for a variety of trades (subject to obtaining any necessary consents)
- Potential to claim 100% relief on business rates as rateable value less than £12,000 (subject to conditions)
- Close to the High Street

# 4A St. Marys Walk, Hailsham, BN27 1AF

## Summary

<b>Available Size</b>	364 sq ft
<b>Passing Rent</b>	£6,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C

## Description

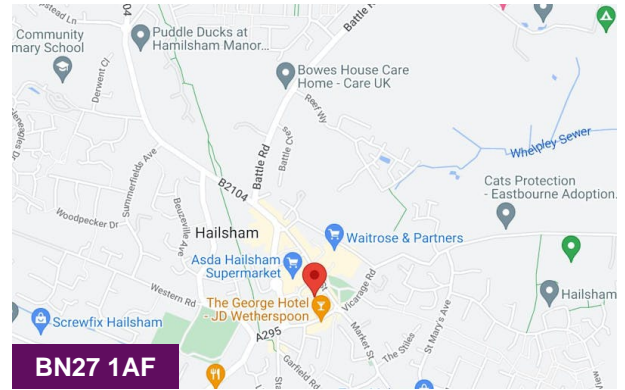
The premises forms part of a small mews of mainly retail units having a varied range of independent shops. There is a service road to the rear for loading to Iceland and Asda which provides access to the free shoppers car parks. The premises are currently trading as a pet shop but considered suitable for a variety of businesses subject to obtaining any necessary consent.

Main entrance to shop 'L' shaped internal width 4.5m (14'9") x 4.3m (14') plus 3.1m (10'3") x 3.7m (12'3") overall 30.9 sq m (333 sq ft) fitted with wood laminate flooring, ceiling track and spotlights, air conditioning unit. Opening to store room 1.5m (5') x 1.2m (4') 1.8 sq m (20 sq ft) separated from the shop by partitioning which could be removed to extend the size of the shop if required. Door to kitchen area 0.7m (2'3") x 1.5m (5') 1.1 sq m (11 sq ft) fitted with circular stainless steel sink unit, worktop, wall and base units. Door to cloakroom fitted with low level WC and wash hand basin. Total overall area including store and kitchen 33.8 sq m (364 sq ft).

The premises are held under the terms of a 5 year lease from 1 August 2020 excluded from the renewal provisions of the Landlord & Tenant Ac 1954 at a rent of £6,500pa. Alternatively a new 5 year lease will be available at a rent of £6,800pa. We are advised there is a service charge levied for contribution towards shared areas. Available now.

## Location

St Marys Walk is located between the High street and North Street in Hailsham town centre with direct access to the free shoppers car park. Major concerns close by include supermarkets Asda, Tesco, Waitrose and Iceland. Other National concerns include Boots, WH Smith, Costa, Poundland, Specsavers etc.



## Viewing & Further Information



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