



14-18 High Street

Heathfield, TN21 8LS

**Superb air conditioned High
Street shop to let with first
floor stores and loading
£55,000pa**

566.60 sq m
(6,098.83 sq ft)

- High Street location
- Substantial retail unit to let
- Excellent, extensive window display
- Direct loading from car park at rear
- Free shoppers car park to the rear
- On street car parking at front

14-18 High Street, Heathfield, TN21 8LS

Summary

Available Size	566.60 sq m
Rent	£55,000 per annum
Rateable Value	£39,500
EPC Rating	C

Description

The premises comprise a substantial retail unit to the ground floor with first floor stores, offices, kitchen and cloakrooms. Due to the slope of the land, level loading is at first floor level at the rear. There is a goods lift between ground and first floor (currently not in use and blocked off). The premises benefit from an extensive window display to the High Street. In more detail the premises are arranged as follows:

Shop 'L' shaped internal width 9.1m (29' 9") x depth 25.2m (82' 6") plus 9.8m (32' 3") x 11.0m (36') overall 337.1 sq m (3615 sq ft)

Inset doorway, tiled floor, suspended ceiling with inset lighting, fire escape door at front. Doors at rear to lobby with stairs to first floor.

First floor landing leading to

Stores – irregular shape overall 183.1 sq m (1968 sq ft) leading to leading bay at rear 24.5 sq m (264 sq ft) having double loading doors. There is access to the roof space at the front and air conditioning units. Further lobby leads to:

2 separate cloakrooms, corridor leading to:

Kitchen 3.0m (9' 9") x 3.0m (9' 9") 9.0 sq m (95 sq ft) fitted with stainless steel sink unit with cupboards over, space for fridge, door to:

Office 2.8m (9' 3") x 4.6m (15') windows to front.

Summary of areas:

Ground floor 337.1 sq m (3615 sq ft)

First floor stores 183.1 sq m (1968 sq ft)

First floor loading bay 24.5 sq m (264 sq ft)

Kitchen 9.0 sq m (95 sq ft)

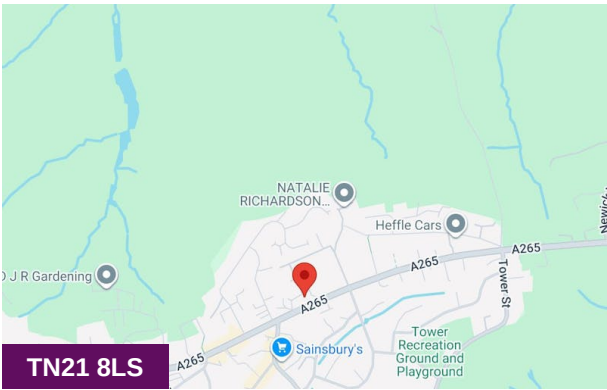
Office 12.9 sq m (139 sq ft)

Total overall area 566.6 sq m (6081 sq ft)

A new lease is available on normal full repair and insuring basis, length to be agreed.

Location

The premises occupy a prominent position in Heathfield High Street in the parade set back from the High Street providing car parking immediately to the front. Other businesses in this parade include the Post Office. Immediate opposite is Heathfield library. National retailers Waitrose, Coop, Sainsburys, and Tesco are also represented in the town. There is a free public car park immediately to the rear of the property together with level loading.



Viewing & Further Information



Alex Roberts
01825 762 222 | 07795 212 798
alex@oldfield-smith.co.uk