



9 High Street, Hailsham, BN27 1AL

LARGE PROMINENT COMMERCIAL UNIT IN CENTRAL
HAILSHAM - TO LET

- Rent - £6,500 - £23,000 pax
- Potential for the space to be split
- Prominent window display
- High footfall area

Summary

Available Size	444 to 3,230 sq ft
Rent	£6,500 - £23,000 per annum per annum exclusive of rates, VAT and all other outgoings
Rates Payable	£9,828 per annum
Rateable Value	£22,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Description

A well-presented, retail space over 3 storeys. The space comprises a large retail area over ground floor with additional retail/ workshop space, W/C and kitchen to the rear, further retail/ office space over first floor with office/ storage space at second floor level. There is a possibility to split the space. If the space is taken as one large unit, a rent of £23,000 per annum exclusive will be payable.

If split, the below rents will be applicable:

- Ground floor Retail 670 sq ft / £14,500 per annum exclusive
- Rear office/ workshop/ leisure 1,084 sq ft / £7,500 per annum exclusive
- 1st and second floor office/ storage 1,091 sq ft / £6,500 per annum exclusive

Location

The subject property is situated in a prominent location on the western side of High Street in Hailsham, just north of the junction intersecting Vicarage Road, Market Street and George Street. Vicarage field is a short walk north with Hailsham Recreation Ground a short walk southwest. Nearby occupiers include Asda, Nationwide, Wildfire Vape in addition to an array of other local and national occupiers.

Accommodation

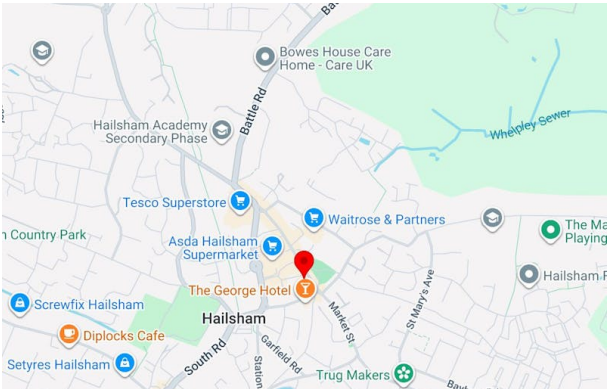
The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	670	62.25
Ground - Shared area (if split)	359	33.35
Ground - Office/ Workshop/ Leisure	1,084	100.71
1st - Office	821	76.27
2nd - Office	270	25.08
Total	3,204	297.66

Terms

Available as one large space or split as individual retail/ workshop/ office/ storage spaces. Offers are invited on a full repairing and insuring basis for a minimum term of 3 year. Subject to status, a rental deposit will be required.

AML



Viewing & Further Information

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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.