



Small Unit, Kerridge's Yard, Hailsham, BN27 1AE

SMALL COMMERCIAL UNIT AVAILABLE TO LET

- Rent - £6,500 pax
- Suitable for a variety of uses including office, leisure, retail, storage etc
- Central location

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Summary

Available Size	856 sq ft
Rent	£6,500 per annum Exclusive of service/ estate charge, rates, bills, VAT and all other outgoings.
Rates Payable	£2,937.60 per annum This property qualifies for 100% small business rates relief.
Rateable Value	£6,800
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (97)

Description

Former office premises available to let within a private yard. The space comprises a large office to the front with x2 smaller rooms to the rear.

Location

Situated within Kerridge’s Yard; a yard space set back from George Street, Hailsham. The site it accessed via an access road, on the northern side of Gerge Street, on the eastern side of 10 Gerge Street. The yard contains 3 commercial units, including this available space. Nearby occupiers include 4 EVA INK tattoo studio, Wildfire Vape, Iceland Supermarket, Asda, Subway in addition to various local and national occupiers.

Accommodation

The accommodation comprises the following areas:

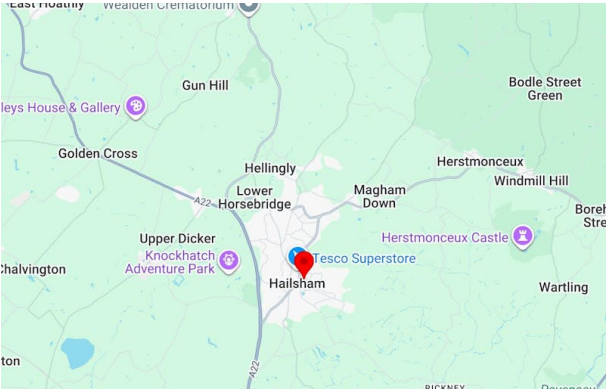
Name	sq ft	sq m
Ground	856	79.53
Total	856	79.53

Terms

Available to let by way of a full repairing and insuring lease for a minimum 3-year term. Subject to status, a rental deposit will be

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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