



1 Kerridges Yard, George Street, Hailsham, BN27 1AE

FORMER KITCHEN PREMISES AVAILABLE TO LET

- RENT - £6,950 PAX
- FULLY FITTED KITCHEN
- CENTRAL LOCATION
- DETACHED BUILDING

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Summary

Available Size	580 sq ft
Rent	£6,950 per annum Exclusive of service/ estate charge and exclusive of rates, bills, VAT and all other outgoings.
Rates Payable	£1,996 per annum Subject to status, 100% small business rates relief may be available.
Rateable Value	£4,000
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (103)

Description

Former kitchen premises available to let within a private yard. The space comprises an office space and W/C to the front of the unit, a fully fitted kitchen within the mid-section and storage space to the rear with a cold store. There is additional storage space within the loft, accessed via a ladder.

Location

Situated within Kerridge’s Yard; a yard space set back from George Street, Hailsham. The site is accessed via an access road, on the northern side of George Street, on the eastern side of 10 George 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:

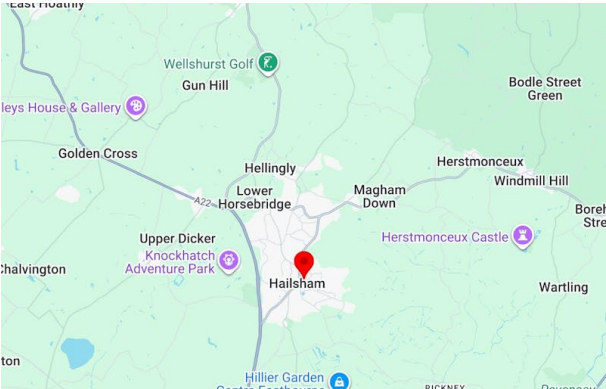
Name	sq ft	sq m
Ground	473	43.94
1st - Loft storage	107	9.94
Total	580	53.88

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 required.

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties.



Viewing & Further Information

Jack Bree MRICS
01323 302333
jack@breeprenton.co.uk

Anton Bree FRICS
01323 302333
anton@breeprenton.co.uk

Energy performance certificate (EPC)

Kitchen Kerridges Yard George Street HAILSHAM BN27 1AE	Energy rating E	Valid until: 11 May 2033
		Certificate number: 0686-7418-9499-6108-1189

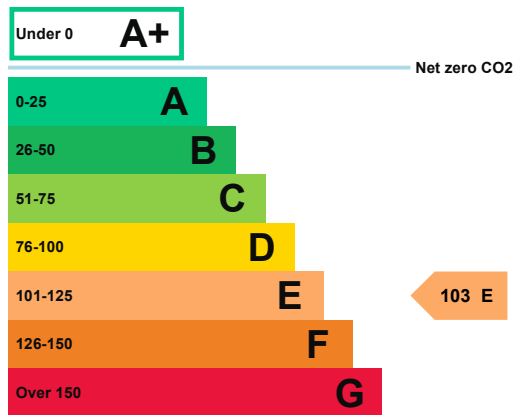
Property type	General Industrial and Special Industrial Groups
Total floor area	51 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	23 A
If typical of the existing stock	93 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	37.69
Primary energy use (kWh/m2 per year)	395

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5569-7235-4915-0383-4441\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Mr. Oliver Foster
Telephone	01273 581400
Email	info@skyline-epc.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/027026
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Skyline Energy Assessors Ltd
Employer address	6 Skyline View Peacehaven BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 May 2023
Date of certificate	12 May 2023