BREE PRENTON PROPERTY CONSULTANTS

Leisure, Office, Pub / Bar / Club, Retail, Retail - In Town

Lease Assignment



8a-10a High Street, Hailsham, BN27 1BJ

FIRST FLOOR COMMERCIAL SPACE AVAILABLE IN CENTRAL HAILSHAM – TO LET

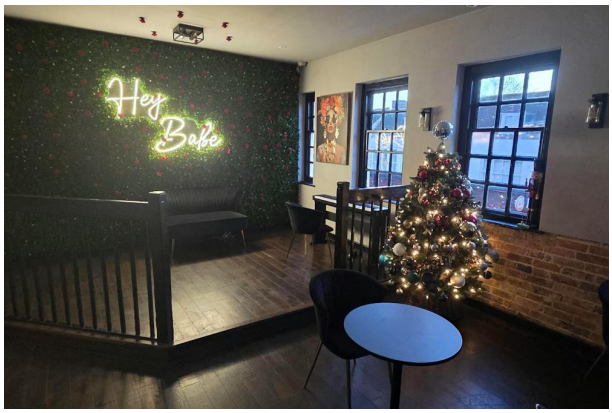
- Rent - £17,500 PAX
- Suitable for a variety of uses
- Fitted Kitchen
- Good condition throughout

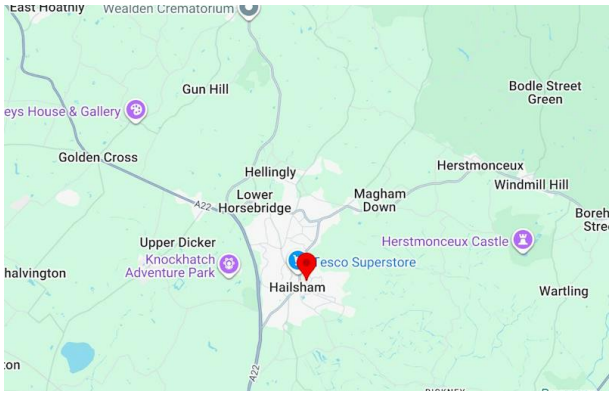
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Summary

Available Size	1,850 sq ft
Premium	Nil
Business Rates	TBA following split. Once assessed, this property will likely fall under the 100% Small Business Rate Relif threshold.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)







Description

Arranged over first floor, the space comprises a large bar premises with a kitchen, ample storage and W/C. The space is suited to a variety of uses included (but not limited to), restaurant, retail, office and leisure.

Location

Located on the eastern side of Hailsham High Street, the property sits north of the junction with Vicarage Road, George Street, and Market Street. Vicarage Field is located a short walk north, with Hailsham Parish Church situated directly behind. The site benefits from a prominent and highly visible position on the High Street. Nearby occupiers include Iceland, Holland & Barrett, Rustico, and Truffles Bakery, in addition to a wide range of other local and national occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
1st - Unit 8a-10a	1,850	171.87	£17,500 /annum
Total	**1,850**	**171.87**	

Terms

The space is offered by way of assignment of the existing leases; alternatively, the landlord may consider a simultaneous surrender and re-grant.

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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Please note: Bree Prenton prepare Sale and Letting Particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor the company will, however, be under any liability to any purchaser or tenant in respect of them. (If a property is unoccupied, the company may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold).

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