



12 High Street, Hailsham, BN27 1BJ

Former Bar & Coffee shop - To Let by way of assignment

- Rent - £27,500 PAX
- Excellent passing trade
- Furniture available by separate negotiation
- Large Window Display
- Currently fitted as Bar/Coffee shop

Summary

Available Size	1,552 sq ft
Passing Rent	£27,500 per annum
Premium	Nil
Business Rates	TBA. Premises may be eligible for Hospitality/Leisure Rates Relief
VAT	Under The Finance Act 1989 VAT may be charged on rent and purchase prices. It is recommended that prospective Tenants/purchasers make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The premises comprise the Ground & First Floor of a period premises within Hailsham Town Conservation Area and has most recently traded as a bar/coffee shop/restaurant. The lease is available by way of assignment with the premises being in excellent condition with an attractive galleried seating area at first floor.

Location

The property is Located in the rapidly expanding Market Town of Hailsham approximately 8 Miles from Eastbourne. The Town provides easy access to the A22 Trunk Road to London and to the South at Polegate the main A27 Coast Road. Mainline Railway Services operate from Polegate and run twice hourly to London Victoria.

The premises are situated in the High Street adjoining the Post Office and are only a short walk from the Quintins and Vicarage Field Shopping Centres, opposite the attractive St Mary's Walk shopping mall. Other occupiers in the immediate vicinity include Millies, Truffles, Iceland and The Post Office as well as an Estate Agents and other Local Restaurants and traders.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor	1,183	109.90
1st - First Floor	369	34.28
Total	1,552	144.18

Viewings

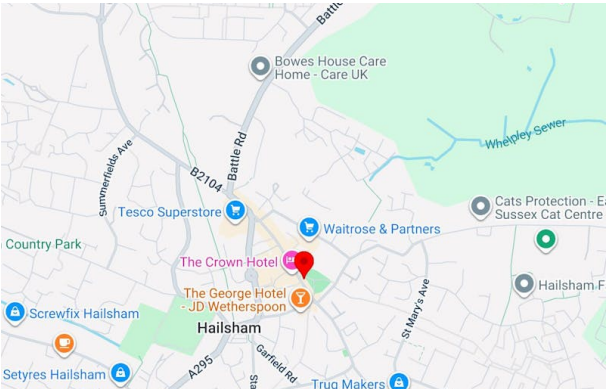
Viewing strictly by appointment with the owners agents Bree Prenton 01323-302333 or info@breeprenton.co.uk

Services

No electrical gas or other equipment, appliances or installations have been tested. Ingoing occupants must make their own enquiries

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be



Viewing & Further Information

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carried out on all relevant parties.