

38 Vicarage Field, Hailsham, East Sussex, BN27 1BG
£15,000 pax



Ground Floor Retail Unit Current use A3
TO LET

Hailsham is an historic market town situated approximately 9 miles north of Eastbourne and conveniently placed for easy access to many major surrounding towns including Brighton, Hastings and Tunbridge Wells. There are currently 3,500 new houses proposed in the Hailsham district, approx 50% are already under construction, bringing a welcome boost to the town.

Hailsham High Street has recently had a major "facelift" giving it a bright new modern feel which, along with free car parking, makes it an ideal shopping location.

These premises form part of the Vicarage Field Shopping Centre in the heart of Hailsham's Town Centre. The premises are ideally located just off the High Street opposite Hailsham's War Memorial. There is a free car park to the rear, the bus stop is close by, and adjoining owners include Waitrose, Boots, Boots Opticians, W H Smiths and the NHS Health Centre.

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ACCOMMODATION

The premises provide a gross internal floor area of 485 sq ft (39.80 sq m)

Retail Area 14'3 x 20'9 (4.34m x 6.32m)



Staff Toilets

Kitchen Area

Rateable Value

£10,500 (subject to transitional relief or charges that may be applicable)

Service Charge

The current service charge applicable to this unit is £529.80 per annum (exclusive of VAT)

Lease

The premises are available to let by way of a new

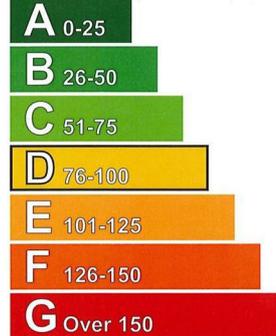
effective full repairing and insuring lease for a term to be agreed

EPC

More energy efficient



Net zero CO₂ emissions



78 This is how energy efficient the building is.

Less energy efficient

Legal Costs

Each party is to be responsible for their own legal costs

Services

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

VAT

The Centre is VAT registered, making VAT chargeable on both the rent and service charge.

Viewing

Contact Amanda or Jackie on 01323 841814
amanda.west@rossandco.co.uk
jackie.neen@rossandco.co.uk



Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk