

1 St Marys Walk, Hailsham, East Sussex, BN27 1AF
£13,500 pax



Ground Floor Retail Unit
Prominently Situated on the Corner of St Marys Walk and the High Street

Further space may be available on the first and second floors to form a larger unit.
Details on application.

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. Hailsham has recently been enhanced with the Wealden District Council offices relocated to Hailsham town centre bringing numerous staff as well as the newly opened Asda store. There are currently 3,500 new houses proposed in the Hailsham district, approximately 50% are already under construction, bringing a welcome boost to this popular growing market town

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St Mary's Walk has a variety of shops and offices in the heart of Hailsham Town Centre, with an adjacent free car park. Other occupiers include a butcher, delicatessen, craft shop, clothing, gifts, hair studio, tanning and beauty, nail bar, lingerie, mobility aids, electronic cigarettes, carpets, games shop, barber, charity shop, cafe and tapas bar, as well as accounting and homecare services.

Hailsham is a busy Market Town which has a Tesco, Waitrose, Asda and Iceland and a regular market.

ACCOMMODATION

A lock up shop with extensive window frontage to both the High Street and St Mary's Walk.
(Staff currently unaware)

Retail Area

822 sq ft (76.4 sq m)

Small Store Room

Approx 19 sq ft (1.8 sq m)

Cloakroom

Lease

The premises are available to let by way of a new effective full repairing and insuring lease for a term to be agreed

Rent

£13,500 per annum exclusive

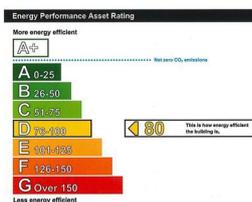
Service Charge

The upkeep of the common parts of St Mary's Walk, including lighting, cleaning and general maintenance, is funded by way of a Service Charge to which Unit 1 makes a contribution of 5%.

Rateable Value

£12,500 (subject to transitional relief or charges that may be applicable)

EPC



The property has an EPC rating of D

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

VAT is not charged on this property

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