



Shop To Let

LOCATION

Battle is a historic market town in East Sussex with a population of approximately 6,800. The town is situated around 6 miles north west of Hastings, 13 miles east of Hailsham and approximately 50 miles south east of London.

The town benefits from excellent transport connections, being located on the A21 which provides direct access to the surrounding towns and the national motorway network. Battle railway station lies on the Hastings Line and provides regular services to London Charing Cross, London Cannon Street and Hastings.

The subject property is located in the middle of Battle town centre, benefitting from strong footfall generated by the town's mix of independent retailers, cafés, restaurants and proximity to Battle Castle. Nearby occupiers include **Boots, Co-op Food, Holland & Barrett, Cook** and **Nationwide** as well as established local independent businesses serving the immediate population.

Ample on street parking is available directly outside the subject property. Further parking provision available at Mount Street car park, located within a short walking distance.

ACCOMMODATION

The property is arranged over the ground floor, with the following approximate dimensions and net internal floor area:-

Gross Frontage (Max)	5.4 m	17 ft 8 ins
Ground Floor	114.36 sq m	1,231 sq ft

The property benefits from 1 parking space at the rear of the property.

TERMS

The property is available by way of a new 6 year full repairing and insuring lease at a commencing rent of **£20,000 per annum**.

Fixtures and fittings may be available by way of separate negotiation.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band B. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value £23,000

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

ANTI-MONEY-LAUNDERING

The successful tenant will be required to fulfil anti money-laundering requirements in accordance with the Money Laundering Regulations.

CONTACT

For further information or to arrange an inspection of the property please contact:-

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Subject to Contract and Exclusive of VAT

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