



Prime Retail Unit – To Let

LOCATION

Uckfield is an affluent market town in East Sussex on the A22 approximately 16 miles south west of Tunbridge Wells and 18 miles north east of Brighton, with a population of 15,032 (2021 census).

The unit occupies a prime location on High Street, close to **Clarks Shoes** and **Subway**, and diagonally opposite **Holland & Barrett**. Other nearby multiple occupiers include **Greggs**, **Coral**, **Vision Express**, **Waitrose**, **Card Factory** and **Specsavers**.

ACCOMMODATION

The premises comprise a large, mid-terrace lock-up retail unit with the following approximate dimensions and net internal floor area:-

Gross Frontage	9.83 m	31 ft 3 ins
Internal Width	9.07 m	29 ft 9 ins
Ground Floor	334 sq m	3,595 sq ft

TERMS

Available by way of new 15 year effectively full repairing and insuring lease at a commencing rent of **£59,500 pa.**

RATING ASSESSMENT

The property will need to be reassessed for rates following the proposed conversion.

ENERGY PERFORMANCE CERTIFICATE

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

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

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

CONTACT

For further information, plans or to arrange an inspection please contact sole agents:-

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Subject to Contract and Exclusive of VAT

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