



10 George Street, Hailsham, BN27 1AE

COMMERCIAL PREMISES AVAILABLE IN HAILSHAM – TO LET

- Rent - £10,000 pax
- 100% Small business rates relief
- Suitable for a variety of uses
- Central, prominent location

Summary

| | |
|----------------|---|
| Available Size | 488 sq ft |
| Rent | £10,000 per annum exclusive of rates, bills, VAT and all other outgoings. |
| Rates Payable | £3,440 per annum This property qualifies for 100% small business rates relief. |
| Rateable Value | £8,000 |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | C (74) |

Description

Retail space over ground floor comprising a sales area to the front with W/C and additional space to the rear. The space was previously occupied as a tattoo studio. The unit is suited to a variety of uses including retail, office and leisure.

Location

Situated on the northern side of George Street in Hailsham, just east of the junction intersecting Victoria Road. Hailsham Pavilion Theatre and Cinema is just east of the subject, with vicarage field to the northeast. Nearby occupiers include Wildfire Vape, Barwell's Solicitors, Asda and Nationwide, in addition to an array of other local and national occupiers.

Accommodation

The accommodation comprises the following areas:

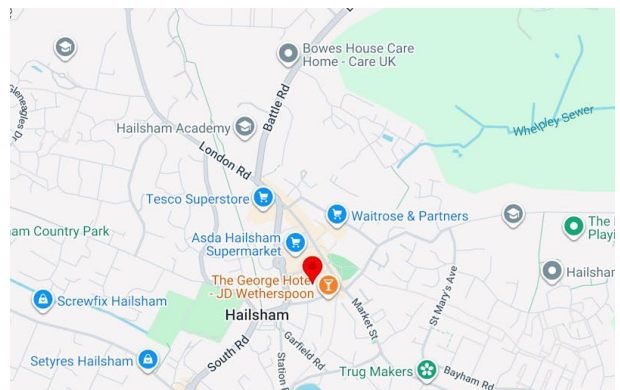
| Name | sq ft | sq m |
|--------------|------------|--------------|
| Ground | 488 | 45.34 |
| Total | 488 | 45.34 |

Terms

Available by way of a new effective full repairing and insuring lease for a minimum term of 3 months. Subject to status, a rental deposit will be required.

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.



Viewing & Further Information

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